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SOUTH FITZROY
CONSERVATION STUDY

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Commissioned by

the

Fitzroy City Council

and the

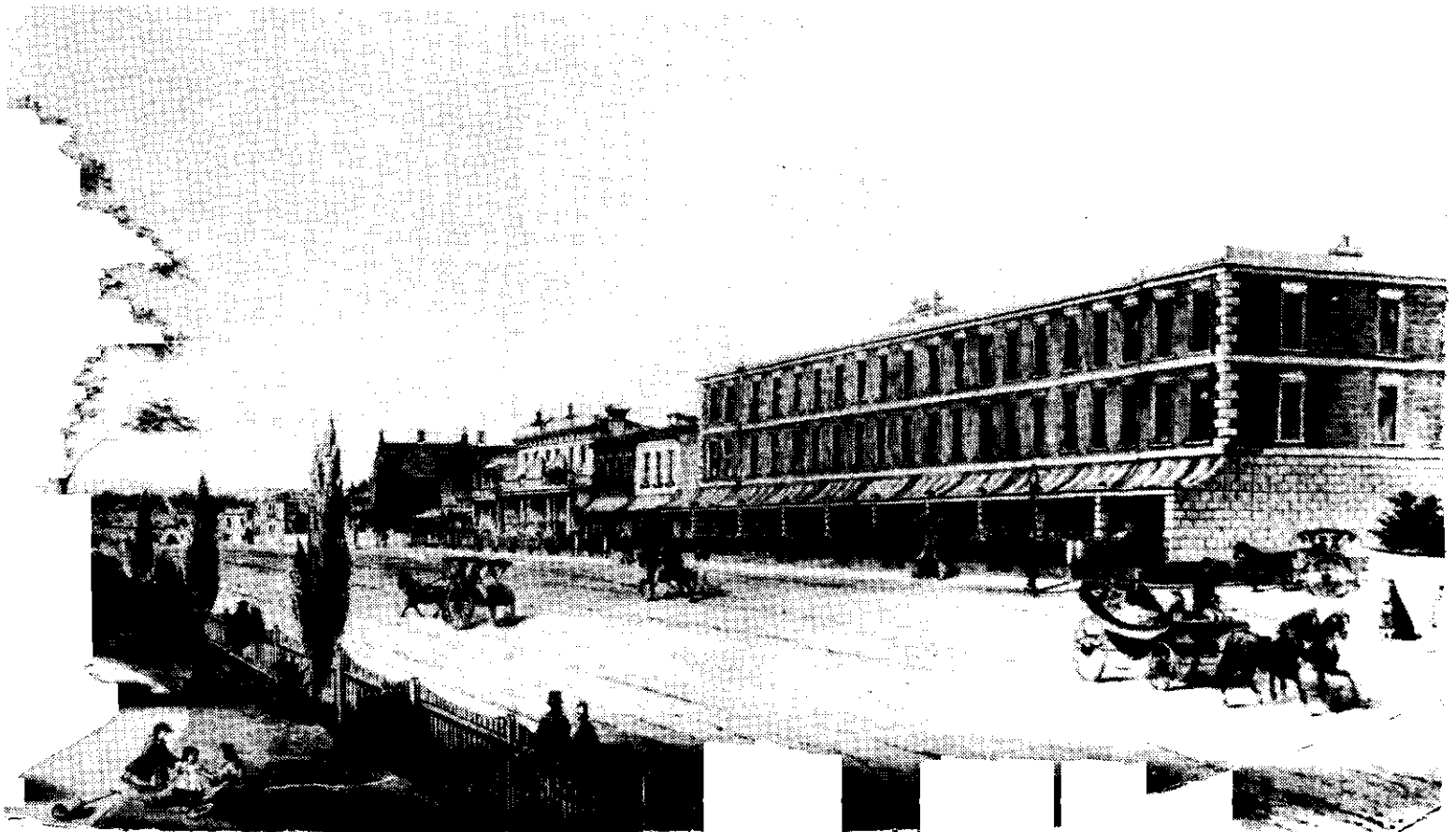Historic Buildings Preservation Council

prepared by

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in conjunction with:

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and the

Fitzroy Urban Planning Office

March 1979

ACKNOWLEDGEMENTS

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PART ONE: INTRODUCTION
AND RECOMMENDATIONS

1.1 Introduction and Objectives

This study was commissioned by the City of Fitzroy and the Historic
Buildings Preservation Council. The brief required important areas
of South Fitzroy to be identified and specific recommendations made
as to the future conservation of South Fitzroy. In addition, individual
buildings and groups of buildings were to be investigated with a view
to possible protection using the provisions of the Historic Buildings
Act, the Town and Country Planning Act, and the Australian Heritage
Commission Act. The study follows the completion of the North Fitzroy
Conservation Study undertaken in July, 1978 and provides the City of
Fitzroy with a complete and comprehensive survey of historic buildings
and areas.

The purpose of this study is to undertake surveys and gather together
existing data regarding the architectural and historic nature of the
area, to analyse that information and to make recommendations as to how
the buildings and areas of particular historic and architectural
importance may be preserved and enhanced.

The principal objectives of the study as outlined by the commissioning
bodies are:

(i)   to identify those buildings, groups of buildings and areas which
       could be considered suitable for inclusion on the Historic Buildings
       Register, the Register of the National Estate and for designation
       under the provisions of Clauses 8 and 8B of the Town and Country
       Planning Act (Third Schedule);

(ii)   to identify those areas which should receive special consideration
       by the City of Fitzroy.

*NOTE: This study was commissioned in October, 1978. The survey work
was done in November-December, 1978 and a draft report released in
March, 1979. The report was edited and prepared for printing in November,
1979.*

*Subsequent to the preparation of the draft report, conservation guidelines
have been prepared by the Fitzroy City Council and now form a separate
reference document.*

*In August, 1979 this study, together with the Fitzroy Conservation
Program, was awarded a citation by the Royal Australian Institute of
Architects to record a significant contribution to Urban and Community
Design.*

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1.2 Definition of Study Area

This study is concerned with the area of South Fitzroy bounded by Alexandra Parade, Nicholson Street, Victoria Parade and Smith Street. (Refer Map 1 Part 2)

1.3 Summary of Recommendations

1.3.1   Buildings Recommended for addition or retention on the Historic Buildings Register.

(i) Buildings recommended for addition to the Historic Buildings Register:

1. "Mononia" 21 Brunswick Street
2. Shops 236-252 Brunswick Street
3. "Buvelot's Studio" rear 41 George Street
4. Terrace, 53-59 George Street
5. Shops, 158-164 Gertrude Street
6. Terrace 36-50 Gore Street
7. Russian House, 287 Gore Street
8. Houses, 64-68 Napier Street
9. Uniting Church, Napier Street
10. Napier Hotel, 210 Napier Street
11. Fitzroy Cable Tram Engine House
      *Note: this building is brought to the attention
      of the Historic Buildings Preservation Council,
      and is recommended to be referred to the Government
      Buildings Advisory Council.*
12. "Grantown House" 82 Nicholson Street
13. Convent of Mercy Chapel Nicholson Street
14. Convent of Mercy School Buildings complex, Nicholson Street
15. Residence, 122 Nicholson Street
16. Terrace, 150-160 Nicholson Street
17. 165,167 Smith Street, former Union Bank
18. National Bank, 171 Smith Street
19. "Victorian Buildings" 193-207 Smith Street
20. 8 Spring Street, cnr. Argyle Street.

1.3.2   Summary of Recommendations regarding all buildings investigated.

KEY : HBR

* Recommended for addition to the Historic Buildings Register.

      RNE

* Recommended for addition to the Register of the National Estate

      T & CPA

* Recommended for specification under Clause 8 of the Town and Country Planning Act (3rd Schedule).

      GBAC

* Recommended to be brought to the attention of the Historic Buildings Council and be referred to the Government Buildings Advisory Council.

1.3.2 Summary of Recommendations regarding all Buildings Investigated (contd.) :

Name and Address	HBR	RNE	T&CPA
BRUNSWICK STREET			
21 Brunswick Street "Mononia"	*	*	*
50 Brunswick Street, Champion Hotel		*	*
196 Brunswick Street, Perseverence Hotel		*	*
236-252 Brunswick Street	*	*	*
296 Brunswick Street Fitzroy Post Office		*	*
FITZROY STREET			
167 Fitzroy Street		*	*
GEORGE STREET			
Buvelots Studio , rear 41 George Street	*	*	*
53-59 George Street	*	*	*
67,69 George Street		*	*
119 George Street "Boston Villa"		*	*
121-127 George Street "Lethams Buildings"		*	*
GERTRUDE STREET			
14-16 Gertrude Street		*	*
136 Gertrude Street, former ES & A Bank		*	*
158-164 Gertrude Street	*	*	*
GORE STREET			
36-50 Gore Street	*	*	*
287 Gore Street "Russian House"	*	*	*
JOHNSTON STREET			
95-105 Johnston Street		*	*
120-122 Johnston Street		*	*
KING WILLIAM STREET			
All Saints Church		*	*
NAPIER STREET			
64-68 Napier Street	*	*	*
Uniting Church, Napier Street	*	*	*
210 Napier Street, Napier Hotel	*	*	*
NICHOLSON STREET			
M.M.T.B. Building, Gertrude Street cnr. Nicholson Street	* GBAC	*	*
82 Nicholson Street, "Grantown House"	*	*	*
Convent of Mercy Chapel, Nicholson Street	*	*	*
Convent of Mercy School, Nicholson Street	*	*	*
Daughters of Charity, 116-118 Nicholson Street		*	*
122 Nicholson Street	*	*	*
150-160 Nicholson Street , Catherine Terrace	*	*	*

1.3.3 **Areas and Streetscapes of Special Significance recommended for
protection using the provisions of Clause 8b of the Town and
Country Planning Act (3rd Schedule).**

A1 Nicholson Street Precinct
A2 Brunswick/Gertrude Street Precinct
A3 Napier Street South Precinct
A4 George Street South Precinct
A5 Gore Street South Precinct
A6 Gore Street Precinct
A7 Brunswick Street Precinct
A8 Greeves/Mahoney Street Precinct
A9 Bell Street Precinct
A10 Cremorne/Garfield Street Precinct
A11 Moor Street West Precinct
A12 Blanche Terrace Streetscape
A13 Gertrude Street Streetscape
A14 Gertrude/George Street Streetscape
A15 Napier Street/Uniting Church Streetscape
A16 Webb Street Streetscape
A17 Smith Street Streetscape   (i)
A18 Smith Street Streetscape   (ii)
A19 Smith Street Streetscape   (iii)
A20 Smith Street Streetscape   (iv)
A21 Johnston Street Streetscape
A22 Napier Street North Streetscape
A23 Kerr Street Streetscape
A24 Nicholson Street
A25 Spring Street/Argyle Street Streetscape
A26 King William Street Streetscape

1.3.4 **Areas and Streetscapes recommended to receive special consideration
by the Fitzroy Council:**

B1 Gertrude Street west Precinct
B2 Gertrude Street east Precinct
B3 Smith Street Precinct
B4 Gore Street Precinct
B5 George Street Precinct
B6 St. Marks Precinct
B7 Town Hall Precinct
B8 Napier Street Precinct
B9 George Street Precinct
B10 Gore Street Precinct
B11 George Street North Precinct
B12 Napier Street North Precinct
B13 Cecil Street Precinct
B14 Westgarth Street Precinct
B15 Brunswick Street North Precinct
B16 Argyle/Fitzroy Street Precinct
B17 Victoria Street East Precinct
B18 Greeves Street East Precinct
B19 Brunswick Street Precinct
B20 Moor Street/Fitzroy Street Precinct
B21 King William Street Precinct

B22 Brunswick Street Streetscape
B23 Brunswick/Palmer Street Streetscape
B24 James Street Streetscape
B25 Fitzroy Street Streetscape
B26 Palmer Street Streetscape
B27 Gertrude Street Streetscape
B28 Victoria Parade Streetscape
B29 Johnston Street Streetscape
B30 George Street North Streetscape
B31 Alexandra Parade Streetscape
B32 Nicholson Street North Streetscape
B33 Kerr Street west Streetscape
B34 Henry Street Streetscape
B35 Johnston Street Streetscape
B36 Victoria Street Streetscape

1.3.5   Areas recommended for addition to the Register of the National Estate:

A1   Nicholson Street Precinct
A2   Brunswick/Gertrude Street Precinct
A3   Napier Street South Precinct
A5   Gore Street South Precinct
A8   Greeves/Mahoney Street Precinct
A10 Cremorne/Garfield Street Precinct

1.4 Historical Background — The development of South Fitzroy.

South Fitzroy, the former Newtown, has had more documented buildings by prominent architects of the 1850s and 1860s than any other locality in Victoria except central Melbourne, but where the early city buildings have virtually disappeared, a very substanial number survive in Fitzroy. This concentration of high quality early buildings, especially in the areas fringing Victoria Parade and the southern part of Nicholson Street, is explicable in terms of the historical development of the area.

The first settlement of Melbourne comprised a small proportion of half and quarter acre allotments within a sizeable town reserve which was intended to allow for future expansion as well as to provide land for public purposes. Much larger allotments suitable for cultivation typically of about 12 hectares (25 acres) were sold from 1839, outside this reserve, that is, north of Victoria Street and east of Hoddle Street - Punt Road. At the first sale of suburban lands, held in Sydney on 13th February 1839 about 1000 acres of what are now Fitzroy and Collingwood were sold in lots of from 12 to 28 acres, at an average price of £7.11s. an acre. The government reserved from sale the roads which bound South Fitzroy: Nicholson Street, Alexandra Parade (formerly Darebin and then Reilly Street), Smith Street and Victoria Parade (formerly Simpsons' Road) but within the area the only road reserve was that of Johnston Street.

Of all this suburban land, the prime site was the one closest to the town, lot 48, at the corner of the present Nicholson Street and Victoria Parade, and this was bought by the partnership of John Terry Hughes and John Hosking of Albion Wharf, Sussex Street, Sydney, a prominent firm of merchants who maintained an agency in Melbourne for discounting bills. Hughes and Hosking bought in all five of the twelve lots which now comprise South Fitzroy. (See Fig.(2))

Thomas Walker, another Sydney merchant bought, (partly on his own behalf and partly on that of his uncle's firm of William Walker and Co., of which he was a member) lots 49 and 70, the next best land to lot 48 which adjoined it to the east along Victoria Parade and to the north along Nicholson Street. Walker had previously ridden overland from Sydney to Melbourne and had published his journal as *'A Month in the Bush of Australia'* in 1838; in 1843 he was to be elected one of Port Phillip's representatives in the Legislative Council of New South Wales. The remaining lots in Victoria Parade were bought by the London based ship owner J.T.E. Flint and by Thomas G. Gore, and elsewhere by Gordon Sandeman and R.H. Way.

Lot 48 and its neighbours, apart from being the closest to the town, were also on a pleasant wooded hill, so that they were subjected to conflicting demands for dense subdivision and for fashionable villas. Lot 48 very soon became a canvas town inhabited by tent dwellers on leased lots. Next along Victoria Parade Thomas Walker's lot 49 passed to Captain Benjamin Baxter in July and was subdivided and sold as early as October of 1839 to become the village of Newtown.

Richard Howitt in 1839 described Newtown as being on higher ground and cleaner and healthier than Melbourne, and R.D. Murray named it as "the chosen resort of the principal inhabitants, whose residences are dispersed throughout the many lovely spots with which it abounds. Certainly nothing can be more romantic and secluded than the sites of many of their villas." Here in the 1840s, lived the city merchant Charles Payne, the solicitor J.W. Dunbar, the barrister Eyre Williams, the public magistrate Major St. John, and the Deputy Registrar of the Supreme Court, J.D. Pinnock.
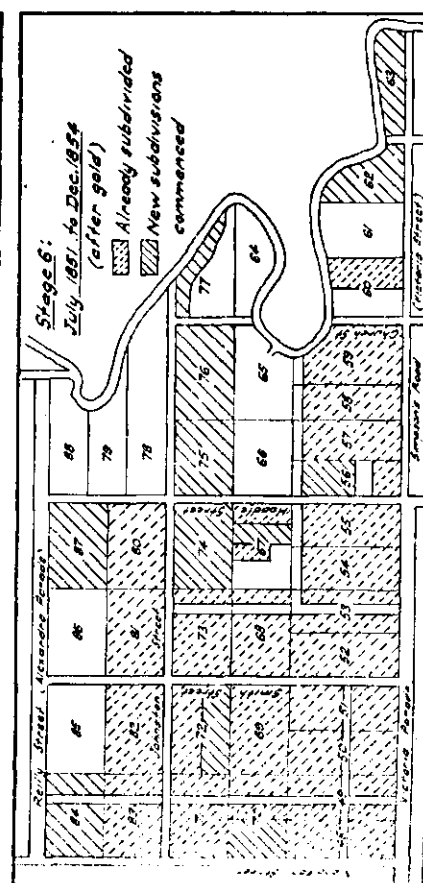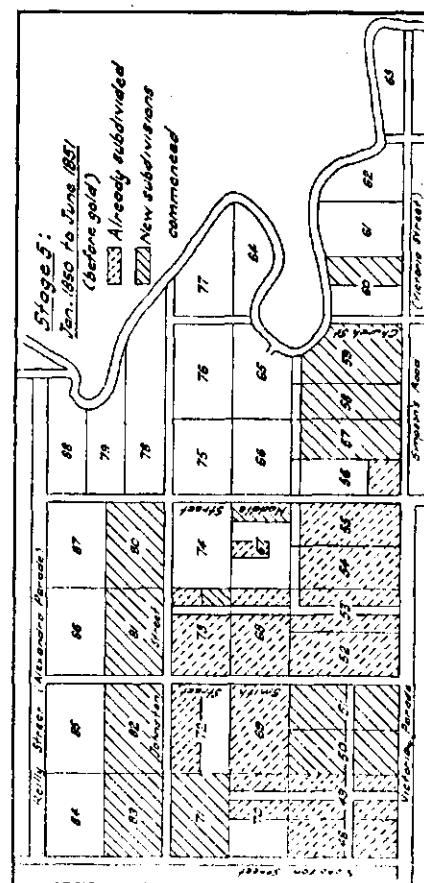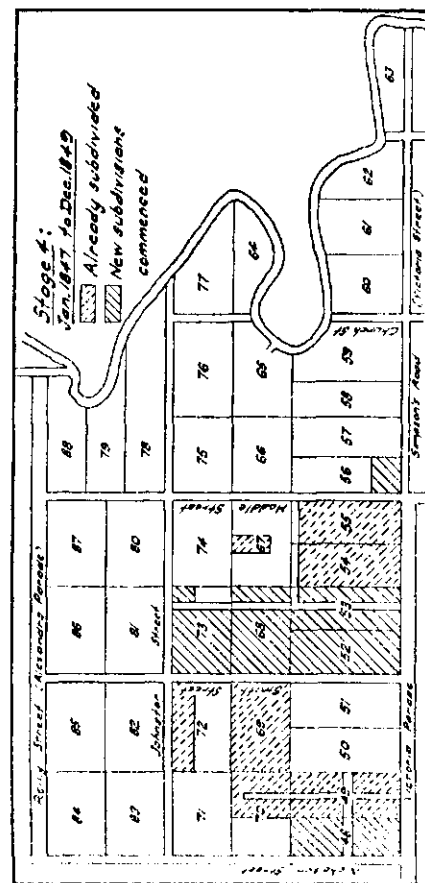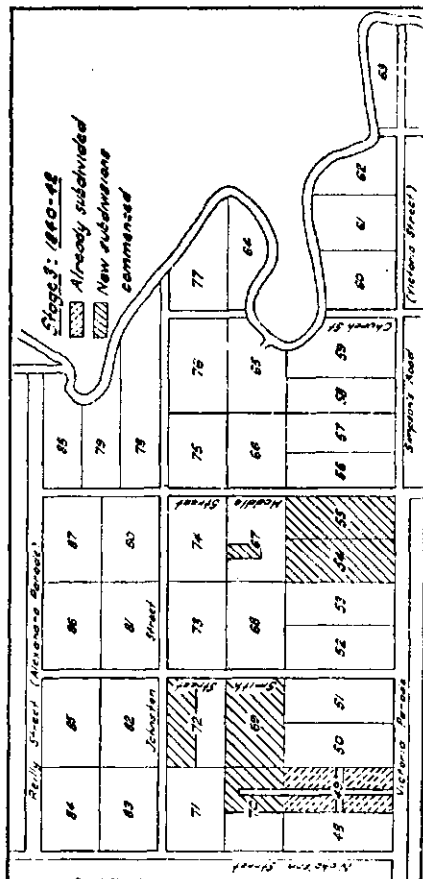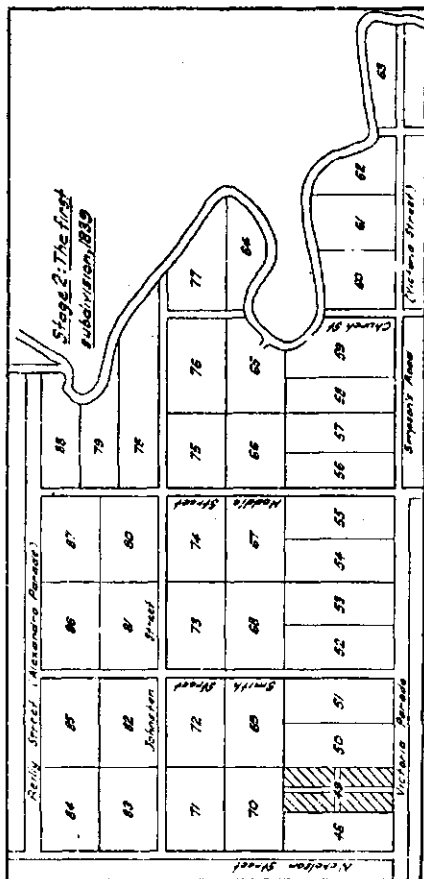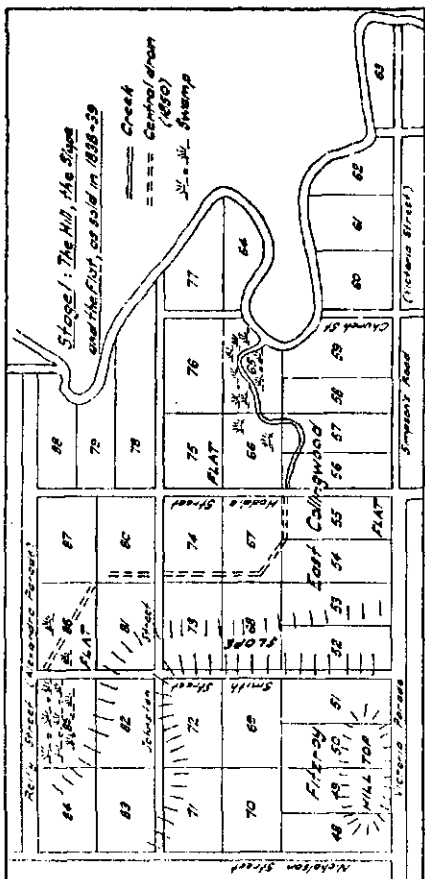
Stages in the subdivision of Fitzroy and East Collingwood, 1847–54.

Stages in the subdivision of Fitzroy and East Collingwood, 1838–42.

(2)   STAGES IN THE SUBDIVISION OF FITZROY AND EAST COLLINGWOOD
        1838-1854. FROM B. BARRETT. *The Inner Suburbs : The Evolution
        of an Industrial Area M.U.P. 1971.*

The denser and more ephemeral development, which began with the tent
settlement on lot 48 and continued with shanties further north, can
be attributed largely to the beginnings of assisted immigration with
the arrival of the 'David Clark' in 1839, and to the economic recession
which built up from 1840 to 1842 and left the migrants unable to afford
proper accommodation :

> Bunches of cabin residences leaped up ... formed of sods, brick,
> wood, canvas, or any other sort of material available; and down
> about where Brunswick and Moor Streets now embrace each other,
> there gathered a conglomeration of huts, which offered a harbour
> or refuge for the worst half of the rascality of the town.

This sort of development was both encouraged and accentuated by two critical
factors. Firstly the subdivision of the land to residential allotments
was entirely at the discretion of the owner and there were no prescribed
minima for the sizes of sites or the widths of streets. Secondly, prior
to 1850, there was no control over materials or standards of building.
The consequence of this is that the humble dwellings were generally not
durable enough to survive, while the villas probably sprawled over too
much land to have been allowed to remain in the face of development.
Today there is but a single building in Fitzroy known to date from
before 1850.

What survives from the 1840s in Fitzroy is much of the street layout
and subdivisional pattern. When Baxter subdivided lot 49 he quartered
his block with the two streets which have ever since remained the most
important non-government roads in Fitzroy, Brunswick and Gertrude Streets.
To the north Brunswick Street was continued by R.S. Webb, who had bought
Walker's other allotment, no. 70, running in from Nicholson Street. In
the 1840s Gertrude Street was continued west to meet Nicholson Street,
so as to provide new frontages in lot 48. This level of co-ordination
was not maintained. In some of the smaller subdivisions adjoining
property owners sometimes quite ignored the layout developing on each
other's land.

The process of private subdivision has been examined by Bernard Barrett
in The Inner Suburbs and he makes the point that each owner was
generally selling to a man poorer than himself, who might then further
subdivide his land on a meaner scale. A reason for this was the
slowness of the government in bringing residential-sized allotments
onto the market, so that only the large suburban allotments, beyond
the reach of the normal purchaser, were available outside the town
reserve. A man with enough capital to buy one of these large allotments
at, say, £4 an acre, could be confident of getting something like
four times as much when he carved it up. One of Sandemann's allotments
in Fitzroy was originally bought at a somewhat higher rate £168 for
28 acres but sold even without subdivision to John Hodgson for £840,
or five times the purchase price, in February 1840. Next April Hodgson sold
22 acres of it to the solicitor J.W. Thirton for £1,540, and soon
Thirton sold three acres to Anthony Beale for £252. The price had
increased from £6 to £84 per acre. A modest instance of progressive
subdivision is lot 71, bought orginally by Hughes and Hosking, sold to
Thomas Jeffrey in February 1840, and sold from June 1841 by Jeffrey
and later his heirs. Brunswick Street was reserved in this subdivision
and the new streets Victoria and Bell were provided. Only in July
1855 did Thomas Mahoney buy a number of allotments which he later
subdivided to continue the line of Fitzroy Street, and to create Greeves
and Mahoney Streets. (See map (2))

The social status of South Fitzroy is often a cause of puzzlement, and
this is mainly due to modern assumptions about large tracts of fairly
homogeneous suburbs. In Melbourne generally, the housing of the rich
and of the working classes was fairly promiscuously mixed in the mid-
nineteenth century. The picturesque, high and well drained sites were
selected for villas and the lower, more swampy or more barren tracts
for cottages. Transport being more of a problem and working hours
longer, the poor especially had to be close to their work, sometimes
as servants in the villas or as tradesmen servicing them. Frequently
the result of continuing pressure for development was that the villas
were left fronting the streets but the gardens were eroded to provide
meaner development along the lanes and mews concealed from the
public gaze. It is today sometimes a cause of surprise that these
more primitive dwellings are substantially later than their urbane
neighbours. Edmund Finn, a local resident, in 1841 discounted the
fashionable image and could find only half a dozen "tidyish cottages"
along Brunswick Street between Victoria Parade and Palmer Street, while
the street itself was totally unmade. North of Palmer Street were
occasional mud hovels, and at about the intersection of Moor Street,
which was blocked by a queer two-storey brick-nogged rookery planted
at the end of the track, were seven or eight cabins 'in which pigs ...
would hardly condescend to wallow.' This conglomeration of huts
'offered a harbour or refuge for the worst half of the rascality
of the town.'

While one would not expect to find many substantial villas as early as
1841 the rapid decline in the standard of accommodation as one moved
north along Brunswick Street remained a characteristic.
There were for a long time many paddocks and semi-rural sites such as
dairies in the more northern and more easterly parts, but the housing
was more uniformly humble and is predominantly single storeyed to the
present day. In the eastern part of the suburb the occasional detached
dwellings of the 1870's like the "Captain's House", 300 Gore Street,
still preserves an almost rural air amongst the close-set cottages which
have surrounded it not very much later.

It was in the northern part that batches of migrants of the 1840's
settled often in large groups from the same ship, such as those who
arrived on the *'Argyle'* in March of 1841 and in later trips and gave
the ship's name to two streets and many cottages.

In 1842 the *Melbourne Municipal Corporation* Act was passed in Sydney,
and in recognition of the urban character of Newtown it was included
as part of the municipality which consisted otherwise of the old
township reserve. The town was divided by Bourke and Elizabeth Streets
into four wards, so that Newtown became part of the more northern one,
Gipps Ward. This was to encourage substantial development in the
area, which grew from a population of 600 in 1841 to more that 3,000
by 1851, and it further tended to distinguish it from neighbouring
East Collingwood. LaTrobe had written to Sydney in January 1842
the request that the name of Newtown be changed to Collingwood, and
with instruction for the proper alignment of the streets, for buildings
had been put up haphazardly out of line, facing in different directions,
and encroaching upon the streets. The problem of straightening out the
streets was not finally attended to until the 1850's and in the meantime
the town council's neglect of the Newtown/Collingwood roads gave rise to
a petition for it to be created a separate ward, resulting in Fitzroy
ward being created in 1850. (See Figs. 1,2 and 3   )

Map labels visible: *Carlton Gardens*, *Fitzroy Gardens*, COLLIN...

(3)   DETAIL OF SOUTH FITZROY FROM "HOBSON BAY AND RIVER YARRA
       LEADING TO MELBOURNE... SURVEYED BY COMMANDER H.L. COX
       R.N... 1864"

The next two or three years were the critical ones, and they also
produced the oldest of the buildings surviving today.   In 1849 the
Melbourne Building Act was passed, to take effect from 1850, and it
enforced fireproof construction in the city and in Fitzroy Ward,
which immediately tended to direct the more gimcrack   developments
to the adjoining suburbs. In these areas it became a positive incentive
to speculation that there was no control over building, and this was
to be a critical factor when the tide of gold rush immigration set in
in early 1852.   There was no way that enough brick and stone houses could
be built in conformity with the legislation, and there were arguments
advanced that the Act should be suspended in Fitzroy Ward.   Instead,
however, the government deliberately placed on the market new land in
North and South Melbourne, outside the scope of this Act and fairly
isolated to minimise the threat of fire spreading to the established
areas. T.G. Gore's lot 51 in Victoria Parade, was subdivided early in
1850 by F.R. Gore and consequently developed entirely under the
provisions of the Act. It was provided with a respectable street
down the middle and a reasonably generous subdivision (although some
later extension of the lanes was necessary) and occupied by fairly
wealthy people from the first – hence the substantial character which
it has retained to the present day.

In Melbourne, including Fitzroy Ward, building virtually stopped for
a full year between March 1852 and March of 1853, when only 41 buildings
were put up. Building activity was confined to the new land in North
and South Melbourne, and in East Collingwood and Richmond, where as
early as September 1852 William Howitt found 'thousands of little
tenements, and almost every one of them only one storey high.' In the
following year, however, the number of buildings within the municipality
nearly doubled, and this is the beginning of Fitzroy's great period of
bluestone buildings.   There seem to have been some infringement of the
Act, or some sort of limited dispensation, for a few prefabricated wooden
houses are known to have been put up in East Melboure and likewise in
Fitzroy, a teak house said to be from India was put up at 46 Moor Street
in 1850 (and demolished only in recent years). The Act was not clear
about iron buildings which either had not been envisaged or were errone-
ously thought to be fireproof, so that some were put up in the city and
in Fitzroy, before they were finally prohibited. Two surviving examples
are All Saints Hall in King William Street and the Manchester-made cottage
from 40 Moor Street which the National Trust has re-erected in South
Melbourne. Thomas Kidney's iron house or shop in Napier Street was
demolished only in recent years.

Within the provisions of the Act brick could be used, but locally-made
bricks were scarce and very unreliable at the height of the gold rush
so that bluestone came into its own. Bluestone is very hard to work and
was scarcely used except for foundations in the 1840s, but provided it
was left rough-faced the labour component was not prohibitive, and it
was known to be extremely durable. The first documented use of bluestone
in Fitzroy is the Wesleyan Sunday School off Brunswick Street of 1849,
now known to have been designed by George Wharton, though hitherto
attributed to James Webb, and demolished in recent years by the Housing
Commission. This had some details in brick and was obviously intended to
be cement rendered in due course, which was the usual approach because
apart from the excessive cost of dressing bluestone to an acceptable
finish, it was thought too dark either to be attractive or to display
to good effect any sort of decorative cutting. Most of the exposed

bluestone walls in Fitzroy are evidence of failure to fulfill the original intentions rather than any love of the material.

In Fitzroy buildings of the early 1850's, therefore, we can expect to find exposed bluestone, more rarely exposed brick and both materials finished in cement either at the time of construction or later. The other requirements of the Act prevented wooden eaves and balconies overhanging the street, and required separate occupancies to be separated by fire walls rising through the roof. These requirements applied to most suburbs by the 1870's, so that they now seem less distinctive, but in the early Fitzroy (and central Melbourne) examples, they gave a character more resembling that of colonial Sydney than other Melbourne suburbs, particularly in the hands of classically oriented architects like John Gill.

The earliest identified house in Fitzroy is the two storeyed central section of Osborne House constructed in 1850 for John McPherson.[1] There were however other houses along Nicholson Street (then known as Western Government Road) at this date, as evidenced by early ratebook searches, but these have not been matched with surviving houses.

The next earliest house we know is the one in Brunswick Street designed by Laing in 1851 for John Mickle, and it now seems an anachronistic survival of Newtown's period of villa development; however it would have had many comparable neighbours, especially in Victoria Parade, and it was by no means the last to be built even if we exclude its neighbour, the two-storeyed Dodgshun House. However the more distinctive form of development of the period is the terrace house, of which Fitzroy is effectively the cradle.

To justify this claim one needs to concede that there were rows of houses, and probably some two storey rows built in the city itself in the 1840's, though these no longer survive. There were also a surprising number of row developments in St. Kilda; the first six were in existence by 1854, but may have been only single-storeyed cottages (two of the rows were of timber). A more substantial row of four built in 1856, to the design of Ohlfsen-Bagge, Spencer and Kursteiner, were of only four rooms each and still perhaps of one storey. The first large brick terrace was"Park Terrace", consisting of thirteen six-roomed houses in Fitzroy Street of about 1855. This terrace, and those which followed were probably seen as emulating the terraces of the seaside resorts in the south of England to which St. Kilda was compared - and hence names like "Westbourne Terrace."

By contrast the development of the terrace form as town housing was slightly earlier and was concentrated on the Eastern Hill, not merely on the Fitzroy side of Victoria Parade, but also on Section 1 of East Melbourne, which had been sold in 1852.

1. See Report "Osborne House" prepared by the Historic Buildings Sub-Committee of Fitzroy, May, 1979. Subsequent to this research it was found that Bishop Goold's house (part of the Convent of Mercy, Nicholson Street - see Part Three of this report,) was erected a few months earlier than Osborne House.
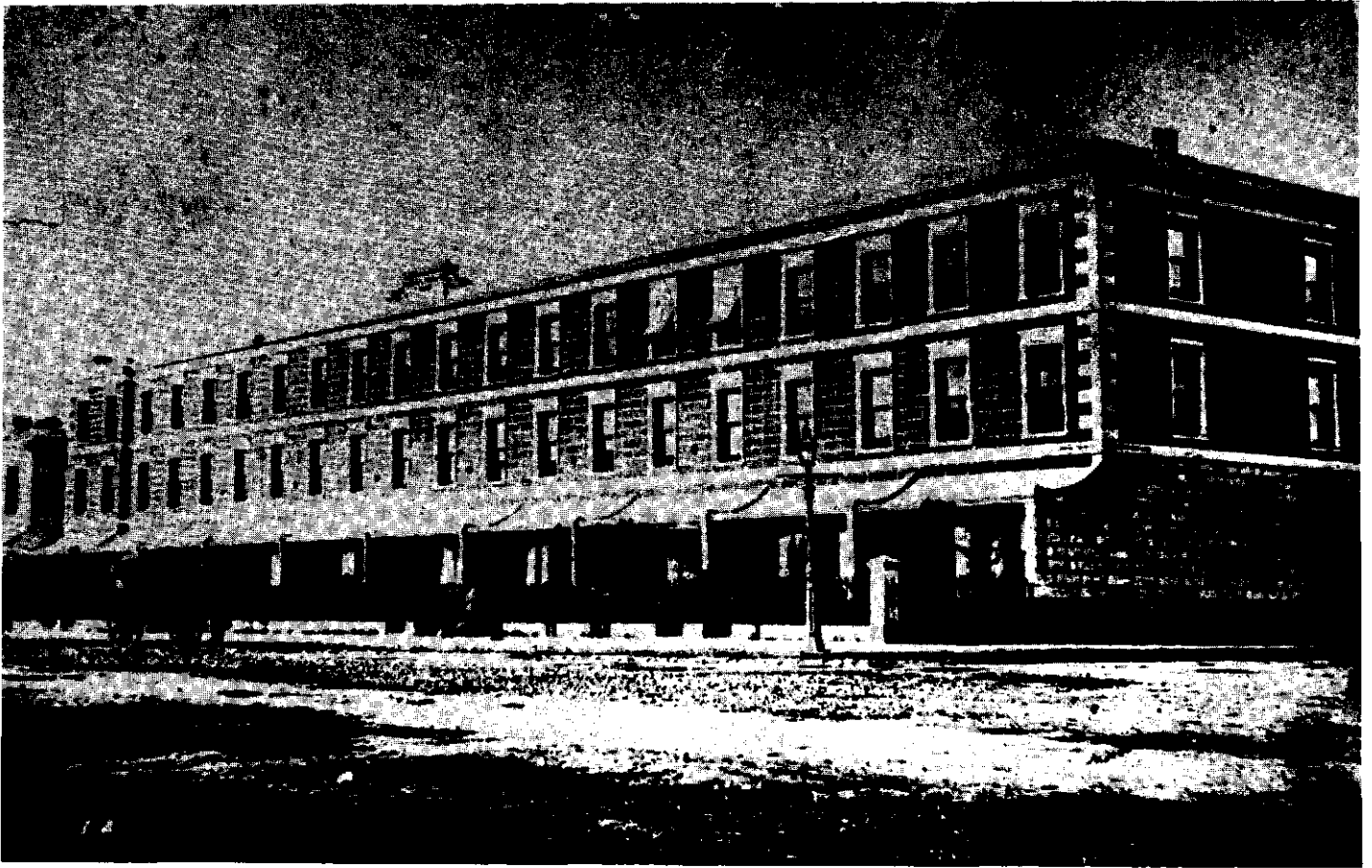
(4)   Royal Terrace, Nicholson Street c1868.
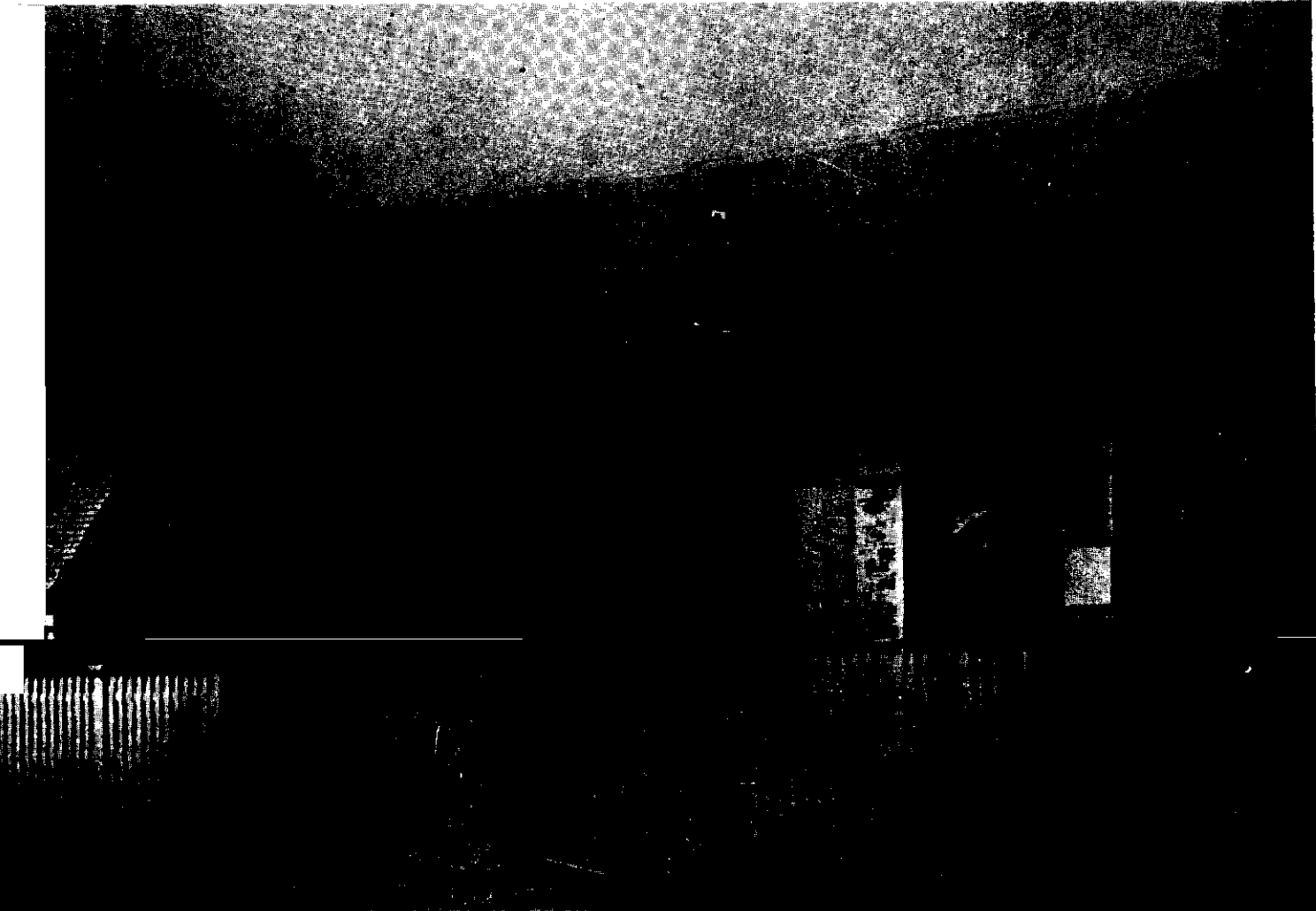
(5)   St. Marks Church and School, undated.

The first example seems to have been a group of three houses designed by Gill and built for J.P. Bear in 1851 in Victoria Street Fitzroy (by which Victoria Parade must surely be intended). The next was a group of seven houses designed by Gill in April in 1853 for William Splatt, M.L.C., on his land on the East Melbourne side of Victoria Parade. The third was a group of six two-storeyed bluestone houses by James and Charles Webb in an unspecified portion of Newtown early in 1854.

None of these terraces appears to have survived, though the three houses in Victoria Parade recently demolished by I.C.I. may be part of Splatt's Terrace (as they are on one of his blocks). What is clear is that the desirability of Newtown – Eastern Hill because of its rising site and its proximity to the town, made it in demand for town residences even during the gold rushes. It also appears that John Gill was the architect most responsible for developing the terrace house form.

It is now clear that the next example, and the oldest to survive, is 64-78 Gertrude Street, though this development was implemented in stages rather than built as a terrace. 64-78 Gertrude Street seems to have been begun in 1853 or 1854, almost certainly with the pair of bluestone walled houses at numbers 72-74. Now although Gill's former assistant David Ross was later credited as the architect of the terrace he was not at this stage in sole practice, and no contemporary evidence has been found that either he or his firm of Dowden and Ross designed the two houses. These are other possibilities such as Wharton and Burns, who built two bluestone shops in Gertrude Street late in 1853. Because the *Australian Builder* credited Ross with the design, and because he called tenders in May of 1856 for two brick houses in Collingwood (i.e. Fitzroy) it must be accepted that Ross completed the terrace. It would appear to be not only the oldest such terrace surviving in Melbourne but also the seminal member of a group of very distinguished terraces in the immediate neighbourhood.

Newtown or South Fitzroy, as has been said, was the site of more documented work by the prominent architects of the 1850's than any other place in Victoria, except central Melbourne, and in Fitzroy a remarkable proportion of this work survives. We can name amongst architects who contributed to the area: Austin & Co., Ohlfsen Bagge, James Blackburn, Button, Crouch & Wilson, James Dickson, John Gill, Charles Laing, Newson & Blackburn, Robertson & Hale, David Ross, Russell & Thomas, Russell, Watts & Pritchard, Patrick Scanlan, A.T. Snow, Lloyd Tayler, Leonard Terry, James & Charles Webb, Webb & Taylor, Wharton & Burns and F.M. White – in short almost every significant architect in private practice other than Joseph Reed, whose first work in the area is in 1860. Of these architects it seems probable that it was John Gill who developed in Royal Terrace the finest expression of the terrace theme, for he called tenders for two houses in Nicholson Street in December of 1854. As Gill, rather exceptionally for the time, had already been working in finely axed bluestone for the front of the Clarence Hotel in Collins Street, it seems likely that the houses in Nicholson Street were the first stage of Royal Terrace. The building is much more refined than the Gertrude Street terrace of Gill's former pupil, and of three storeys rather than two, but it would appear to have been both begun and completed later and it would seem that the Gertrude Street row is the more pioneering and influential work. (See Fig. 4)

The other neighbouring terraces are also later and most sophisticated, and wholly or partly of three storeys height. Numbers 39-49 Brunswick Street were designed by Charles Laing in 1856, also for Hugh Glass, and were allegedly intended to match the row in Gertrude Street. In reality, however, they are an interesting composition rising to three storeys only at the ends, and with unusual Renaissance stucco detailing. Although they have had later modifications they comprise a very important group, and it is a matter for surprise and concern that they are not already protected under the *Historic Buildings Act*.

The fourth in this important group was Granite Terrace, on the north side of Gertrude Street, near Nicholson Street, which was built in 1858, but demolished in recent years. It was, however, also of very great interest. The owner was Henry Miller, M.L.C. - "Money Miller" who lived in a large and interesting house, now demolished, in the south part of George Street. He was a figure comparable with Hugh Glass, and his architects for this terrace were Robertson and Hale. The intention was to display in these houses the granite from Miller's quarries at Mill Park, and the building was a three storey one with a recessed arcaded loggia at ground floor level - a feature which was to be developed later in Falconer Terrace, Napier Street, and in Blanche Terrace, Victoria Parade.

It is not too much to say that this small area was the site where the Melbourne terrace house form was evolved, that 64-78 Gertrude Street was important in the chain of development, and that it appears now to be the oldest surviving example. Its interest is enhanced, furthermore, by the staged development which is exhibited in its construction, and by the fact that its architect, Ross, was a pupil of Gill and was therefore in the mainstream not only of terrace house development, but of the somewhat austere and classicising school of design of which Gill was the local protagonist.

In the remainder of South Fitzroy there are a number of buildings which must date from the 1850's and though some like Edward Wills's house at 35 Hanover Street, of 1854, can be authenticated, the remainder must wait upon more detailed investigations than are possible within the scope of the present study. We have on the one hand a number of specimens in rough-dressed bluestone or in austere Regency cement render, redolent of the 1850's, and on the other hand a number of tender notices and building applications bearing the names of the most interesting architects of the day. The correlation of the two is a matter of great importance.

Some architects made particularly significant contributions to Fitzroy in the 1850's. Newson and Blackburn, jointly or separately, were responsible for many buildings: St. Mark's Church; the oldest attributable house (though it is not known to survive) that for R. William of 1849-1850; for Dr. Playne's house in George Street of 1850; for a hotel at the corner of Smith and Gertrude Streets of 1853; a house for J. Huff in Johnston Street of 1855, and various others. George Wharton, alone or in partnership with Joseph Burns, designed the Wesleyan Chapel (Sunday School), a villa as early as 1851, at least two hotels, seven stone shops and various dwellings as well as supervising the erection of a number of imported houses. Charles Webb alone, with his brother James or with Taylor, did a large number of houses and terraces in Fitzroy as well as East Melbourne from 1852. Much later he was to do the spire of St. Mark's and (his firm at least) almost certainly the south wing of Osborne House in Nicholson Street. Laing's work has been touched on already. Gill carried out a number of commissions from 1851, but apart

(6)   George Wilson & Co., Webb Street 1862 (Demolished)

(7)   John Cramp, Butcher, 119 Brunswick Street (Demolished)

from Royal Terrace the known ones seem to have been minor. Patrick Scanlan did a few houses from 1855, and then either two or three hotels in 1859. Russell, Watts and Pritchard did a mixture of work in about 1854-5, and then Thomas Watts alone in 1857. Robert Rogers actually built his own house in George Street in 1854.

The 1850's was also the period in which the street pattern was largely finalised. The Town Council's Public Works Committee made an attempt to unravel the tangle of discontinuities and cul-de-sacs and resultant recommendations by the City Surveyor were dealt with by the Corporation in May of 1851. Brunswick Street was proclaimed for its full length between Victoria Parade and Reilly Street (Alexandra Parade), Moor Street opened from Nicholson to Smith Streets and others opened or proclaimed but not widened or lengthened in accordance with the committee's recommendations, presumably for want of money. Nor did anything come of the recommendation for a public square on a tract of desolate swampy land between Greeves, St. David, Brunswick and Napier Streets. A *Fitzroy Ward Streets Bill* does not seem to have been passed in the 1852-53 session of parliament, but both the urgency and the funds available increased as a result of the gold rushes. In 1854, the *Fitzroy Ward Improvements Act* (17 Victoria No. 31) was passed, promising £50,000 for improvements in the ward, although this seems to have been cut off after the first £10,000 due to Hotham's austerity drive. The Act provided that twenty-six streets and squares were to be driven through, and for additional capital to be raised by means of a betterment tax.

By the end of the 1850's the pattern of land use as well as the street layout had been determined. The Municipality of Fitzroy was created in 1858 to incorporate the old Newtown area. The main retailing areas were established, except that while Smith Street was still little more than a dirt track (and the main route from town to the Heidelberg Road), Brunswick Street is said to have been almost as populous as Bourke Street. Today the position is reversed. Many of Fitzroy's hotels, especially in Brunswick Street, were established or rebuilt in the 1850's and some of these like the Rob Roy, the Renown (former Leviathan) and and Builders Arms, still survive in modified form today. The directories begin to be specific about property locations in the late fifties and Tanner's directory of 1859 is helpful by its very incompleteness, for it indicates which streets were substantially developed and urban in character and ignores the sparser and meaner ones, especially to the north. There we find listings for all the main north-south streets - Nicholson, Fitzroy Brunswick, Young, Napier, George, Gore and Smith - but of the east-west streets only Princes, Palmer, Gertrude, Regent and Victoria Parade. By comparison only two streets - Derby and Peel - are listed in what is now Collingwood. Moreover when we look in more detail at the north-south streets, interpreting the sketchy numbering system and extrapolating from known buildings like churches and hotels it becomes apparent that the gross bulk of listings are at the south end between Victoria Parade and Gertrude Street.

Much building activity in the sixties and seventies was the redevelopment of sites which had been occupied by humble or flimsy structures, but a surprising proportion as well was the completion of terraces begun earlier and the renovation of the stone buildings of the 1850's by adding coats of cement render, cast iron balconies and verandahs and even extra storeys.

These new buildings and renovations are much less distinctively local
in character than the earlier work and much more like the buildings
of other suburbs.

During this period one group of architectural practices which were very
active locally is James Austin, Austin and Kursteiner, Alfred Kursteiner
and Austin and Ellis. They were responsible for various hotels including
the Buck's Head Inn in Napier Street, the rebuilding of the Brunswick Hotel
in Brunswick Street (Austin & Co., 1859) and alteration to the Belvedere,
now Eastern Hill Hotel, at the corner of Victoria Parade and Brunswick
Street (Kursteiner, 1861). Some of their houses were 145-149 Victoria
Parade (Austin and Ellis, 1864), the first stage of "Cobden Terrace"
215,217,219 Gore Street (Austin, 1868), and the extensive Greeves Street
group (Kursteiner, 1870-1). Best of all, Austin and Ellis designed the
first stage of the Town Hall of 1873-4. Some of this work is rather
distinctive, and especially those houses which, like the work of the
same architects in Carlton ("Bay View Terrace" in Grattan Street and
other probable attributions in Grattan and South Drummond Streets) exhibit
their typical swag-bellied iron balustrades, criss-cross friezes and austere
pedimental name plates.

One other architect deserves to be mentioned at this point, not because
his work centred in Fitzroy or is of distinctively local character but
because it simply happens that this study has located two surviving works
by him. George Reilly Cox is now known not to have been the designer of
St. John's Church, Heidelberg, as has so long been believed, and his only
surviving works are the Wesleyan Sunday School (All Saint's Catholic
Church Hall) in Condell Street of 1864 and the house at 67 George Street
of 1872.

The time when Fitzroy became a city, in 1878, is a convenient point to
identify with what were in fact a series of gradual changes in the suburbs.
Increased mobility of the population, (due to improved public transport by
horse drawn coach and from 1886-7 by cable tram along Brunswick Street and
Gertrude Street) made it easier for the population to move further out in
its pursuit of the ideal of a detached villa and garden. North Fitzroy
boomed largely as a dormitory area   for successful citizens with
businesses in the south. At the same time many of the smaller cottages
between Johnston Street and Alexandra Parade were built for the not so rich.

Here R.H. Way's lot 83 had been subdivided, probably in the 1850's, into
fairly minute allotments, with the lines of Brunswick and Fitzroy Streets
preserved as required and with Leicester, Westgarth and Cecil Streets
placed transversely. The estate was known as "Theresaville".

In the south, correspondingly families tended to give way to boarding houses,
and this is reflected in the number of largish houses in the southern part
between Brunswick and Nicholson Streets which are listed as owned by women.
Some however, may have been brothels for the clearance of the city's red
light area in Stephen Street (Exhibition Street) and Little Bourke Street
from 1880 caused many brothel keepers to migrate to Fitzroy, notably to
Marion Street.

South Fitzroy was now a more explicitly working class area. Industry, which
had barely existed in Fitzroy in the 1850's, but had grown considerably by
the 1870's, is thought to have begun a slow decline. However there is still
much evidence of individual factories being built and extended up to the
Great War, with the famous MacRobertson Confectionery factory which started
in Argyle Street in the 1880's. Retailing prospered in Smith Street, where
some large buildings were put up from Wood's "Victoria Building" of 1888

(now 193-207 Smith Street) through to the Great War. By contrast the trade in Brunswick Street was sapped away by the tram service and the street was in decline. Gertrude Street was also becoming seedier as much because of the brothel and underworld population as the trams.

Not much of the twentieth century development in Fitzroy is of great architectural merit or historic interest, but it did change the face of the Suburb by its selectivity. The large villas, especially along Victoria Parade, have been virtually eliminated by the pressures of development. Less obvious is what happened to the humblest dwellings. Many shanties of goldrush or pre gold-rush days, sometimes with earth floors, survived to the twentieth century, only to be eliminated by Council pressure and the Housing Commission.

The Government Inquiry into Housing in 1913 was told by Bert Mafferzoni,a plainclothes policeman, of numerous inferior houses: 26 cottages in Little George Street were 'some fairly good, some fairly bad' whereas of 33 small cottages in Little Napier Street, both north and south of Gertrude Street, none were fit to live in. Mafferzoni named a mixture of properties in Atherton Street; 44 cottages in Marion Street; a number of very old houses in Young Street of which some, especially near the Victoria Parade end, were not fit to live in; and many others. Before 1900 the Council had condemned 41 buildings, and between 1900 and 1913 another 316 of which only 115 had actually been demolished. Fitzroy attracted more unfavourable notice by the Royal Commission on Housing Conditions of 1917 and by the Housing Investigation and Slum Abolition Board of 1937.

It is interesting that many of the inferior buildings seem to have been the later back street developments, like those put up in Little George Street by John Falconer subsequent to his "Falconer Terrace" on the Napier Street frontage. Areas like Marion Street attracted attention as much because of the undesirables as the buildings, and the area known as 'The Narrows' between the south side of the Town Hall and Webb Street, seems to have escaped the attention of the enquiries despite having few houses wider than three metres and being in the 1920's 'probably the most fetid spot in Australia'. It was cleared by Council initiative in the 1930's.

Fitzroy is now a suburb stripped of its extremes : the grandest houses and the most inferior. While a large number of buildings merit at least exterior preservation as architectural specimens, for the remainder it can only be a question of ensuring that changes are gentle rather than drastic. It is the aim of this report to provide guidelines and recommendations in the hope that this will occur.

Sources of Information

Refer Bibliography, Appendix 1 of this report.

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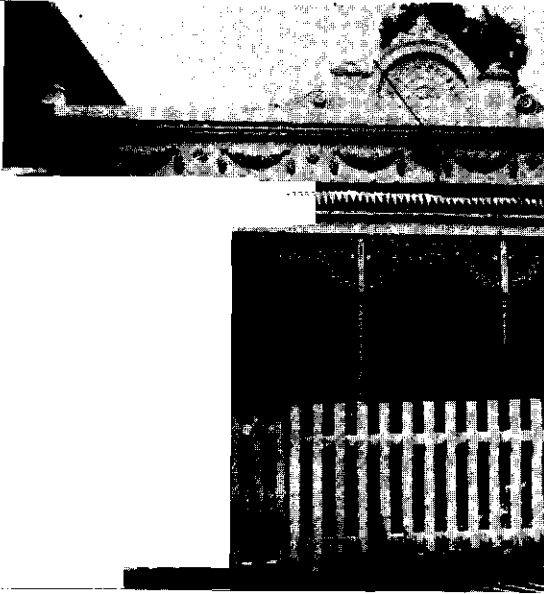
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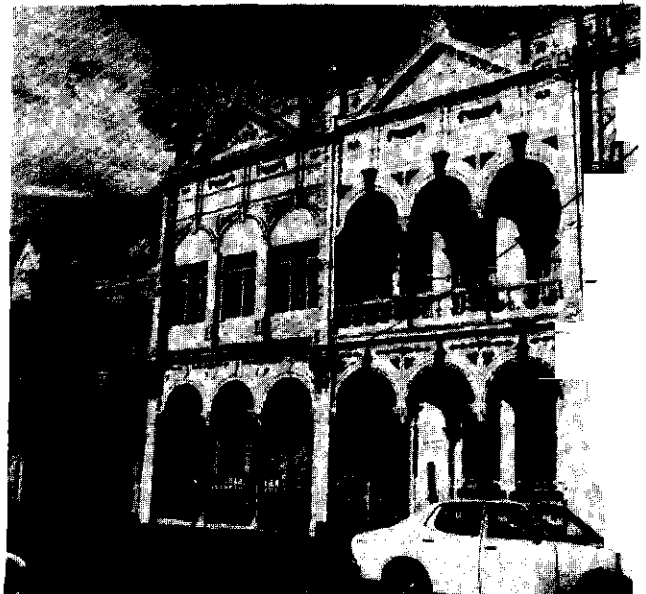
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PART TWO: CONSERVATION AREAS AND STREETSCAPES

2.1 Introduction

This section of the report identifies two categories of areas
within South Fitzroy. The first areas are those considered
suitable for designation as Areas of Special Significance under
the provisions of Clause 8B of the Town and Country Planning Act
(Third Schedule), the second areas are those of lesser importance
that are not considered suitable for designation, but which should
receive consideration by the Fitzroy Cityouncil in development
control procedures.

This section is intended to provide an objective survey of the
study area defined by the brief, and to specify areas and their
particular character and importance.

Ideally, most of South Fitzroy should be preserved and enhanced.
By identifying these two categories of areas, it is not proposed
that the remaining areas be forgotten. Nor is it intended that
this approach to planning and protection of areas be seen as
piecemeal. Rather, the recommendations outlined in this section
of the report are an attempt (using current planning legislation
and paying regard to present day realities and pressures) to
identify those areas which stand out as being significant and
coherent in their own right.

2.1.1 <u>Legislation available for the Protection of Conservation Areas and</u>
<u>Streetscapes</u>

Under current legislation there are two sources of protection for
environmental areas and streetscapes : the specification of an area
or streetscape under Clause 8B of the Town and Country Planning Act
(Third Schedule) : and limited protection provided by the listing
of an area or streetscape on the Register of the National Estate.
In the future it is possible that State Government legislation pro-
viding protection for historic areas may be introduced.

The only statutory mechanism currently existing that enables the
retention of areas of special architectural and historical sig-
nificance is that available under Clause 8 of the Town and Country
Planning Act 1961, which enables a "Responsible Authority" e.g. a

local Council to propose an amendment to the Melbourne and
Metropolitan Planning Scheme.

Under the terms of Clause 8B, the "Responsible Authority" with the
aim of preserving the character of an area of special significance,
can formulate controls that can <u>prohibit</u>, <u>restrict</u> or <u>regulate</u>:
- the use of land in the area
- the development of land in the area
- the pulling down, removal, alteration, decoration, defacement of
  any building, work, site or object in such area,and
- requires buildings and works to harmonise in character and appear-
  ance with adjacent buildings or with the character of the area, and
- in the case of an area of historical interest it requires
  buildings and works to conform to the former appearance of the
  area at some specified period, including the specification of
  materials, colours, finishes, to be used in the external surfaces.

The Clause states:

> *The conservation and enhancement of the character of an area specified
> as being of special significance by prohibiting restricting or
> regulating the use or development of land in the area and by prohibit-
> ing restricting or regulating the pulling down removal alteration
> decoration or defacement of any building work site or object in such
> areas or by requiring buildings and works to harmonise in character
> and appearance with adjacent buildings or with the character of the
> area or (in the case of an area of historical interest) to conform
> to the former appearance of the area at some specified period and
> for such purposes specifying the materials colours and finishes to
> be used in the external walls of buildings or in the external
> coverings of such walls.*

In Maldon Clause 8B has been utilized and serves as an interesting
case study. The Maldon Planning Scheme was prepared in 1973 and
gazetted in October 1977. The Planning Scheme is the first statutory
attempt in Victoria to achieve historic conservation of a whole town.
Under the scheme, the whole of the township is specified as an area
of special significance under Clause 8B.

In Melbourne, the Hawthorn City Council, in conjunction with the
Melbourne Metropolitan Board of Works, have prepared an amendment to
the Metropolitan Planning Scheme designating St. James Park as a con-
servation area. This will be the first case in Melbourne utilizing

Clause 8B in a residential context. In June 1976 Clause 8B was utilized to implement the Interim Development Order over the central business district of Melbourne. Other municipalities in Melbourne, such as the City of South Melbourne are pressing for the use of this planning tool for the protection of areas of significance.

Clause 8 provides for protection of areas through the use of planning controls. These are administered under the Planning Scheme by the responsible authority, in this case the City of Fitzroy.

Local Development Schemes

The proposed legislation for Local Development Schemes, to be included in the Town & Country Planning Amendment Act 1979, will enable the responsible authority to establish a second tier of planning controls, with detailed planning objectives. These could incorporate and implement the detailed policies, guidelines and demolition control schedules as recommended by this study.

The Register of the National Estate

The Australian Heritage Commission, a statutory authority established under the Australian Heritage Commission Act, 1975, as the Government's policy advisory and administrative body responsible for the National Estate. The National Estate is defined in the legislation as:

'those places, being components of the natural environment of Australia, that have aesthetic, scientific or social significance or other special value for future generations, as well as for the present community.'

The Register of the National Estate is an inventory of the significant parts of the cultural and natural environment of Australia.

In this study, the most significant environmental areas recommended for possible protection using the provisions of Clause 8B Town and Country Planning Act (Third Schedule) are also recommended for listing on the Register of the National Estate.

If an area is listed on the Register of the National Estate, it is merely a recognition of the National Estate value of that place. Unless the area in question is Commonwealth property or Crown land, the listing has no legal constraints.

2.2 Area Survey Method

Priority A Areas

These represent those areas within South Fitzroy that are considered by the consultants to be of sufficient merit to be considered for protection by the provisions of Clause 8B of the Town and Country Planningct (Third Schedule). The main objective of designating an area one of "special significance" in this study is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of South Fitzroy. Significant early twentieth century buildings of a later date are noted where they are felt to be of interest within the context of the area.

Each Priority A area has been described in the following form:

Boundary definition - this provides an exact description of the limits of the area.

Area description - this lists the items that contribute to the significance of the area and thus provides objectives for development controls and planning policies.

Building Schedule - this lists all contributory buildings, category A buildings are indicated by an* (Refer 3.1).

Buildings are described as follows:

Historical data.

In many cases, brief historical information regarding the buildings has been located. Use has been made of the ratebook cards compiled by members of the Historic Buildings Sub-Committee of the Urban Conservation Advisory Committee and the Fitzroy Residents' Association. These cards are held at the Social Planning Office.

These cards trace buildings primarily from 1858-1900. (They provide no earlier data, as ratebook information prior to 1858 is held at the City of Melbourne.) It has thus been possible to provide date of construction, first owner, and a summary of occupants (where of interest) for a large number of the properties.

Where information has been located in other sources (apart from the ratebooks) it is briefly noted.

Intactness:

Where a building contributes to the character of the area, the contributory building components noted. Such building components include.

    building facade and material e.g. polychrome brickwork)
    roofing material
    chimneys
    decorative elements, e.g. decorative iron work, timber
        fretwork
    intact shop fronts and signs
    original fence
    other building elements where contributory

This list is to provide a summary of those elements, which combined, result in a building which contributes to the character of the area.

If a building does not have many contributory components noted, this does not necessarily lessen the importance of a building. Important early buildings without a verandah or cast iron work may have nothing more than an intact facade, (which includes intact fenestration); but they may still be of architectural, historical and environmental significance.

Buildings whose scale and form contribute to the character of the area but have no intact building components, are listed by number only. Where a building does not contribute to the specific character of the area, the building is not listed.

There are ten priority A areas (A1-A10) and fifteen priority A Streetscapes (A11-A25). These are marked on the accompanying map.

Every building that falls within the above areas or streetscapes has been photographed and entered on a standard building inventory card for use by the Fitzroy Council.

2.2.2 <u>Priority B Areas</u>

These represent those areas in South Fitzroy which are considered of insufficient importance to be protected by the provisions of Clause 8B of the Town and Country Planning Act, but should receive special attention and consideration by the Fitzroy City Council.

The main objectives of these areas is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of the area.

The report outlines the following information for each area.

(i)   boundary definition,

(ii)   a description of the character of the area,

(iii) contributory buildings and elements.

2.2.3 <u>General note on Restoration and Reconstruction of Verandahs and Shopfronts</u>:

Early photographs show that the commercial centres of Fitzroy contained many fine post or column supported verandahs. Whilst many have been removed and in most cases replaced by cantilevered awnings, it is the consultants' recommendations to retain existing 19th and early 20th century verandahs and to encourage the reinstatement of posted verandahs.

This recommendation accords to the current Fitzroy Council Policy on verandahs, namely:

> That Council will foster and approve the re-erection of post verandahs of a type or types constructed in the 19th century which are appropriate to the buildings and aesthetically appealing, functional and of such construction to conform with the requirements of the Uniform Building Regulations.[1]

The reconstruction of verandahs that have been demolished has become an accepted practice in certain Municipalities throughout the State.[2] Melbourne City Council in particular has reversed an earlier by-law which prohibited such verandahs and is now supporting restoration of surviving examples. It is also approving reconstruction provided specific requirements are met.

1. Fitzroy City Council. Council Policy on Verandahs No. 09.25.

2. Refer pamphlet: Carlton Association *Post Type Verandahs* October, 1979.

Construction and restoration of surviving examples should be seen
as a high priority. In particular 236-252 Brunswick Street warrants
strong consideration: it is of special importance for its unique
design and prominent position, and the original verandah, viewed
in an early photo, considerably enhances this early building.

There are many fine examples of original shopfronts surviving in
Fitzroy. Reinstatement of original shopfronts or shopfronts of
appropriate proportions and materials is to be encouraged.

2.2.4   AREA SELECTION CRITERIA

The following criteria form the basis for the selection of areas
of significance .

(i) ARCHITECTURAL IMPORTANCE:

a) Architectural Similarity -

- groups of buildings of specific style or building
  material which read as a coherent group.

- groups of buildings with continuous height,
  verandah lines and or setback.

- groups of buildings of similar function with
  compatible building elements (e.g.groups of shops).

- groups of buildings of architectural merit.

b) Architectural Diversity -

- groups of buildings which display a variety of
  styles or building materials with some degree of
  architectural merit, which combine to form a
  coherent group.

(ii) HISTORICAL IMPORTANCE:

- nature and early date of subdivision.

- association with social events or functions.

- association with particular people or person.

(iii) STREET CHARACTER:

The above criteria are reinforced by the following street
components -

- established trees.

- street width (wide, narrow, curved).

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- street vistas (relationship to landmarks, terminal views).

- street materials - road surfacing, pavements, lawn strips, gutters.

- street furniture   - street lamps, signs.

- fences.

- relationship to open space.

- verandahs.

(iv)   SUBDIVISION PATTERNS:

- unusual street layout (e.g. circuses, curved street patterns, changing street width). This is particularly relevant to Melbourne, which is basically a grid layout street pattern.

(v)   TOPOGRAPHY:

- the influence of natural features (e.g. hills, creeks, rocky escarpments) on the urban street pattern and building type.

The areas and streetscapes surveyed are then categorised into the following groups:

A   Those areas which display one outstanding criteria or display some or many of the above criteria. These areas are   defined, the contributory buildings and building elements recorded, a character description of the area outlines, and the area recommended for possible protection under Clause 8B of the Town and Country Planning Act.

B   Those areas which are considered less significant and coherent than A above, but which contribute to the character of South Fitzroy. These areas are defined for the Fitzroy Council.
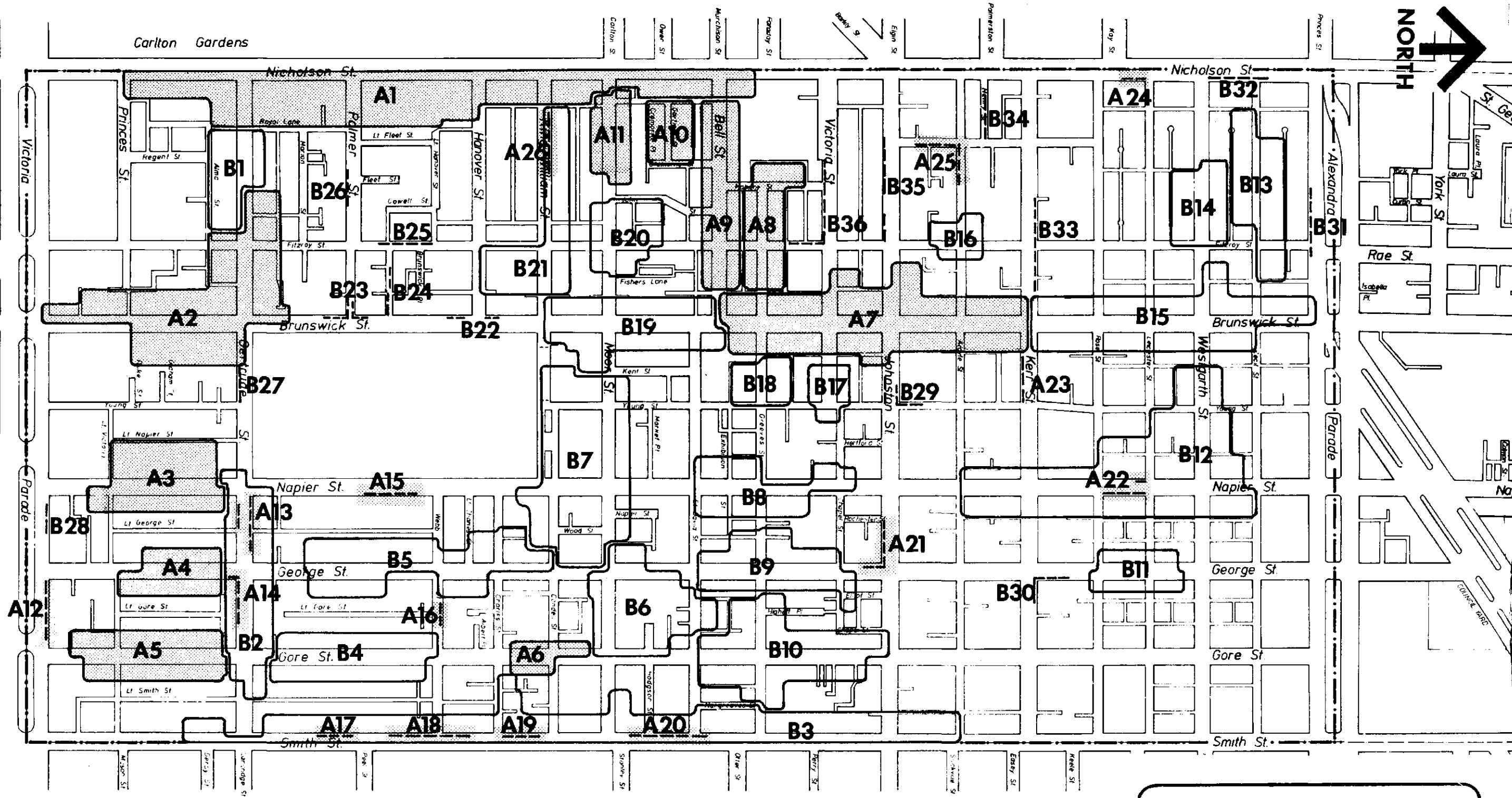
CARLTON

Carlton Gardens

NORTH

COLLINGWOOD

SCALE 1 : 5000

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2.3 Conservation Areas

A1 Nicholson Street Precinct

(i)   Boundary Definition:

Area on east side of Nicholson Street between Princes Street and 182 Nicholson Street (building adjacent to the Exhibition High School); 8,10 Palmer Street (south side). Within this area the following consistent streetscapes were noted:

Royal Terrace, 50-68 Nicholson Street
70-86 Nicholson Street
106-122 Nicholson Street
130-136 Nicholson Street
144-182 Nicholson Street

(ii)   Area description:

The significance of the area derives from:

(a) the exceptional number of substantially intact high quality terrace houses, and the consistent streetscapes (outlined above) which comprise most of the area. This sequence of terrace houses and other significant buildings is one of the most important and intact remainders of a primarily Victorian streetscape sequence in Melbourne.

(b) the Exhibition and Carlton Gardens (opposite a considerable section of this precinct) which provide a backdrop of greenery and established planting.

(c) the rise of the slope, with the Convent of Mercy Chapel providing a punctuation point along the streetscape sequence.

(d) the established street trees

(e) the individual architectural and historical merit of the buildings within this area. There are nine category A buildings (including terraces)which are discussed in part three of this report.
(These buildings are indicated by a * in part (iii) Building Schedule). In addition, there are many high quality and well detailed terrace houses as outlined below.

(f) the large number of continuous arcaded two storey terraces (150-160, 162-164, 166, 174-180, 182 Nicholson Street).

(g) only one vacant site within the area (Austral Taxi Depot). This site breaks the continuity of an otherwise consistent streetscape.

(iii) Building Schedule:

The following buildings are considered to contribute to the character of the area:

Nicholson Street – east side

28   Depaul Community Health Centre – Historical data: constructed 1867 by John McDonald, an agent; owned and occupied by Robert Harvey merchant from 1868-1889.
Intactness: Facade (elaborate moulding to upper floor window hoods); parapet; chimneys; intact two storey verandah including: dentilation, elaborate cast iron frieze and balustrade and timber brackets with consoles; cast iron fence; intact fence posts.

A1 Nicholson Street Precinct (CONTD.)

Nicholson Street - east side (Cont.)

30   "Morningside" - <u>Intactness</u>: facade, (parapet altered) partially
      intact verandah, cast iron work, cast iron fence and posts.
32   <u>Intactness</u>: cast iron work, cast iron fence and posts.
34,36 "Salisbury Place" <u>Historical Data</u>: constructed prior to 1858,
      owned but not occupied by George Newsome 1860-1870; by Thomas
      Brasher 1877-1896 and used during some of this period for boarders.
      <u>Intactness</u>: facade, balustraded parapet and elaborate pediment;
      cast iron work; verandah floor tiles; cast iron fence and gates;
      gateposts.
40*   Osborne House - <u>Historical Data</u>: the earliest documented house in
      Fitzroy. The central section was constructed in 1850 for John
      McPherson who owned and occupied the house until 1876. In 1888
      the side wings were added, probably to the design of Charles Webb,
      by the new   owner George Nipper. From this date it was used as
      a boarding house with two attached shops.
      <u>Intactness</u>: Unusual, possibly unique composition with central court-
      yard; facade substantially intact (apart from shop front alteration
      to northern wing); parapet with scrolls and urns; double storey
      verandah with cast iron work; chimneys; cast iron fence.
Austral Taxi Depot   - this site breaks the continuity of an otherwise
      continuous and reasonably consistent streetscape. Sensitive infill
      is recommended.
M.M.T.B. Tramways Building*   - <u>Historical Data</u>: Constructed in 1886,
      Architects Twentyman and Askew? as the Melbourne Tramway and Omnibus
      Company Engine House.
      <u>Intactness</u>: intact unpainted red brick facade with unpainted cement
      render detailing; unpainted bluestone basecourse; chimneys; intact
      parapet. A corner building of outstanding importance.
50-68*Royal Terrace, <u>Historical Data</u>: Constructed in stages Nos. 62-68 in
      1854 and 50-60 in 1856 probably to the design of John Gill architect.
      An exceptional fine bluestone terrace sequence, and one of the oldest
      terrace sequences in Melbourne.
      <u>Intactness</u>: An intact early example of a continuous, bluestone terrace,
      with a continuous verandah broken only by projecting dividing walls;
      parapet with name plate and urns; intact facade (apart from smooth
      rendered ground floor to 54 and 58); cast iron columns with iron
      brackets; verandah floor paving; cast iron fence intact to all terraces.
70-74 "Staffa House" <u>Historical Data</u>: A c1920 refacement of a terrace
      constructed prior to 1858.
      <u>Intactness</u>: facade is a contributory component to the streetscape.
76   <u>Intactness</u>: facade, parapet, cast iron friezes and balustrading;
      original door furniture with fan light and side light; cast iron
      fence and gateposts.
78   <u>Intactness</u>: as for 76.
80   <u>Intactness</u>: parapet, semi intact facade cast iron fence and posts.
82*   Grantown House" - <u>Historical Data</u>: constructed prior to 1858 as a two
      storey residence. It was extended in 1871, and was leased from 1871-
      1877 to Mrs. Phillipa James, a schoolmistress for use as a ladies
      college. In 1875, 7 rooms were added to the building. This was
      probably the third floor. In 1880 the house passed to Mrs. Ross and
      has been used as a boarding/rooming house ever since.
      <u>Intactness</u>: Elaborate intact facade; ornate parapet with urns,
      dentillated cornice and eaves brackets with masks; elaborate two
      storey verandah (balcony infilled) with elaborate cast iron and timber
      work; intact door furniture with ornate scroll work, fanlight and side
      lights; verandah floor tiling; cast iron fence and intact gate posts
      with urns.

A1 Nicholson Street Precinct (CONTD.)

Nicholson Street - east side (Cont.)

84   <u>Historical data</u>: constructed in 1888 for George Swanston and rented by Henry Latham for use as a boarding house.
<u>Intactness</u>: facade, parapet, cast iron balustrade and friezes, cast iron fence.

86   <u>Historical data</u>: constructed in 1888 for George Swanston and used as a Boarding house built as a pair with number 84.
<u>Intactness</u>: Semi-intact facade, parapet, chimneys, cast iron balustrade and friezes.

Convent of Mercy Chapel* <u>Historical data</u>: constructed in 1887-1890 to design of Reed Henderson and Smart architects. A significant gothic chapel building.
<u>Intactness</u>: excellent state of intactness and preservation.

Convent of Mercy School Complex* <u>Historical data</u>: school incorporates Bishop Goold's residence and various early bluestone wings dated 1858, 1861 and 1862. The Palmer Street school building was constructed between 1871-1881.
<u>Intactness</u>: most buildings substantially intact despite extensions etc. Complex provides a focal point to the area.

98   Block of Flats - Flats designed by H.V. Taylor, Soilleux and Overend "Forty Bachelor Flats cnr. Nicholson and Hanover Streets" See *Building and Construction* 1936 June 16 p. 27 *R.V.I.A. Journal* 1936 July p. 95 (sketch) *Australian Home Beautiful* 1937 April p.16, 17, 43 (photo).

The vegetation successfully screens the flats, which are not in character with the area.

106   <u>Historical data</u>: constructed in 1865 for Peter Cunningham.
<u>Intactness</u>: facade, slate roof, chimneys, parapet, verandah, cast iron balustrade, timber posts, cast iron fence.

108   <u>Historical data</u>: constructed in 1865 for Peter Cunningham.
<u>Intactness</u>: facade, parapet, semi-intact verandah.

110   <u>Historical data</u>: constructed in 1863 for John Holton.
<u>Intactness</u>: facade, semi-intact verandah with cast iron balustrade; chimney; cast iron fence.

112   as for 110.

114   <u>Historical data</u>: constructed 1858 for James Bishop.
<u>Intactness</u>: facade, parapet, verandah with cast iron balustrade.

116-118* "Daughters of Charity" - <u>Historical data</u>: constructed in 1888-89 for Thomas Hewlett, a doctor, and occupied by him until at least 1900.[1] Unusual stilted segmental arches.
<u>Intactness</u>: Intact unpainted red brick facade chimneys; second floor verandah infilled; unpainted cement render trims to upper two floors.

120   <u>Historical data</u>: constructed in 1888 for George Chambers; and owned and occupied by William Chambers, a monumental mason, from 1889-1900.
<u>Intactness</u>: facade; parapet; verandah floor and path tiling; cast iron fence.

122*   <u>Historical data</u>: constructed in 1862 for John Denny an architect, owned and primarily occupied by him until 1892 (during this period the house was used for boarders for 3 years, and occupied by James Scott, a contractor, for 3 years).
<u>Intactness</u>: facade, chimneys; balustraded parapet; intact ornate double storey arcaded verandah with side return to King William Street; elaborate window and door furniture; relief decorative plaster work and cornice to verandah ceilings; verandah floor tiling.

1. Hewlett occupied part of "Glass Terrace", Gertrude Street in the 1860's. See "Glass Terrace....a Report..." October, 1978, p.21.

A1 Nicholson Street Precinct (CONTD.)

Nicholson Street - East side (Cont.)

St. Andrews Hotel - scale and building materials contributory.

130   Intactness: facade verandah (first floor balcony infilled), timber fretwork verandah floor and path tiling; cast iron fence and red brick gateposts.

132   "Langridge House" Historical data: constructed in 1887 for Robert W. Best and owned and occupied by him until 1900.
Intactness: facade; parapet with urns and name plate pediment; ornate door and window furniture and surrounds; etched front door side lights and top light; verandah with cast iron swag bellied balustrading, friezes, brackets and columns; verandah floor and path tiling; cast iron fence and gateposts.

134   Intactness: (Similar detailing to 132), facade; parapet with urns; cast iron window guards; elaborate window and door furniture and surrounds; lead lighting to door side lights and top light ("Dr. Beckett" in roundel); cast iron fence and gateposts.

136   Historical data: constructed in 1884 William Henry Hacket, a secretary, and owned and occupied by him until 1890.
Intactness: facade; parapet; verandah, cast iron balustrade, friezes, brackets and columns, cast iron fence and gateposts.

138   Intactness: Parapet with urns; chimneys; front door, cast iron gate.

140   Intactness: facade; parapet, chimney; verandah; cast iron fence; masonry fence posts.

142-144B Historical data: Constructed in 1871 for David Blair, a timber merchant and owned by him until 1892. Property was rented out to various tenants including the architect William Wolf in 1891-92.
Intactness: facade; parapet; balcony with supporting brackets; cast iron balustrade; timber and brackets; path and verandah floor tiling; cast iron fence.

148   - as for 146

150-160*"Catherine Terrace" Historical data: Constructed in 1888 for Leon Cohen to the design of Walter Scott Law presumably named after Cohen's wife Catherine. The terrace was owned by Catherine Cohen until 1900. A consistent and identical row of arcaded double storey terraces.
150 Intactness: facade, parapet, balustraded verandah, double arcading; acanthus frieze to facade at ground floor; tiling to verandah floor; cast iron fence.
152, 154 Intactness: as for 150, but verandah balcony infilled.
156, 158 Intactness: as for 150.
160 Intactness: as for 150, but verandah balcony infilled.

162,164 Historical data: constructed in 1898 for Susan Orford. 164 was occupied by Sidney Orford, a plasterer, and 162 was rented out. A pair of arcaded terraces which projects lightly forward of 150-160.
162 Intactness: facade, ornate parapet with central pediment, elaborate arcading to both levels, delicate relief decorative motifs; verandah floor tiling, cast iron fence.
164 Intactness: as for 162, but 1st floor verandah infilled.

166   Historical data: Constructed in 1887 for Mary Cass.
Intactness: facade, semi-intact parapet; arcaded verandah, with balustrading; tiled path and verandah floor; cast iron fence; gateposts.

168   "Jeans Ville" Intactness: facade chimneys; slate roof; pediment; verandah.

Nicholson Street – East side (Cont.)

170   "Brechin" <u>Intactness</u>: facade (sun shades a later addition); slate roof; verandah floor tiling; cast iron fence.

172   <u>Intactness</u>: (similar to 168) facade (unpainted brickwork); verandah; timber fretwork; verandah floor tiling; unpainted red brick intact side elevation.

174-180 <u>Historical data</u>: This row of terraces was constructed in 2 stages by Mrs. Elizabeth Burton. 174 and 176 were built in 1881, and 178 and 180 were built in 1888. All the properties were rented out.
A continuous row of arcaded terraces with the arcading to the ground floor only, with the upper floor projecting over the ground floor verandah.
<u>Intactness</u>: intact facades, ground floor arcaded verandahs, verandah floor and path tiling and continuous cast iron fences.

182   "Tesserette" facade, parapet, arcaded ground floor verandah.

Palmer Street – south side

8-10   Facade parapet, chimney.

A2 Brunswick/Gertrude Street Precinct

(i)   <u>Boundary Definition</u>:

Area along Brunswick Street 1-63 (west side) 20-50 (east side);
Gertrude Street 37-83 (north side), 62-100 (south side) and 77
Victoria Parade (Eastern Hill Hotel) (north side).
The following consistent streetscapes were noted:

> 13-49 Brunswick St. (west side)
> 37-61 Gertrude St. (north side)
> 68-83 Gertrude St. (north side) and 51-63 Brunswick St. (west
>   side) - a continuous corner streetscape.
> 64-78 Gertrude Street (south side) - "Glass Terrace".

(ii)   <u>Area description</u>:

This precinct contains one of the most interesting and intact selections
of mid-nineteenth century architecture in Melbourne. Within the precinct
is one of the earliest examples of the terrace house form in an almost
unparalleled state of authenticity (Glass Terrace 64-78 Gertrude St.);
opposite at numbers 65-73 Gertrude St., (built as a hotel and four shops
in 1873) is a fine sequence with modified ground floor but ornate, intact
upper floor; nearby is the terrace 39-49 Brunswick Street, an interesting
and sophisticated composition of 1856 (with later modifications), and
there are a variety of other buildings of great importance. Few
"commercial streets" of such quality and intactness remain in Melbourne
from this period. This precinct is closely related to the developments
along Nicholson Street and the Exhibition Buildings and Carlton Gardens
which together form an area of intact nineteenth century development.

It is very unfortunate that all the verandahs to this commercial
area have been removed. Reinstatement of post supported verandahs
would result in an area of national significance.

In summary, the significance of the area derives from:

(a) the substantial number of consistent and continuous streetscapes
    (as noted above). Many of the shop buildings in Gertrude Street have
    intact upper floor facades which provide important and continuous
    streetscape components.

(b) the repetition of building components eg. parapets, stringcourses,
    window mouldings etc., which provide continuity to those facades as
    described in (a) above.

(c) the substantial number of buildings of architectural and historical
    significance. There are 9 A category buildings including terrace
    sequences investigated in part three of this report (indicated by an
    * in building schedule).

(d) the vista to the east along Gertrude Street terminated by the green
    of the established gardens planting and the Exhibition Building dome
    located slightly to the north of the street axis.

(e) the vista south along Brunswick Street terminated by the imposing
    crossing tower and spire of St. Patricks Cathedral. This building
    provides an important landmark to this precinct, and provides a
    significant terminating vista to the whole of Brunswick Street.

(iii)   <u>Building Schedule</u>:

The following buildings contribute to the character of the area:
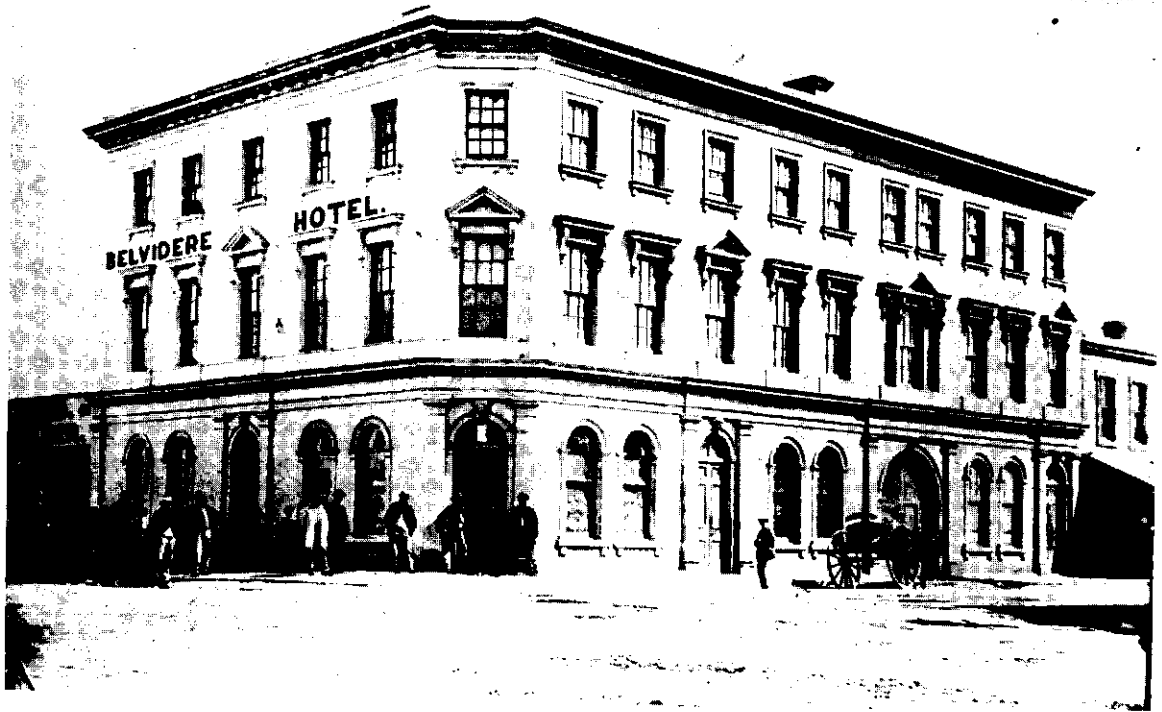
(13) Belvidere Hotel, Brunswick Street (now Eastern Hill Hotel) c1861.
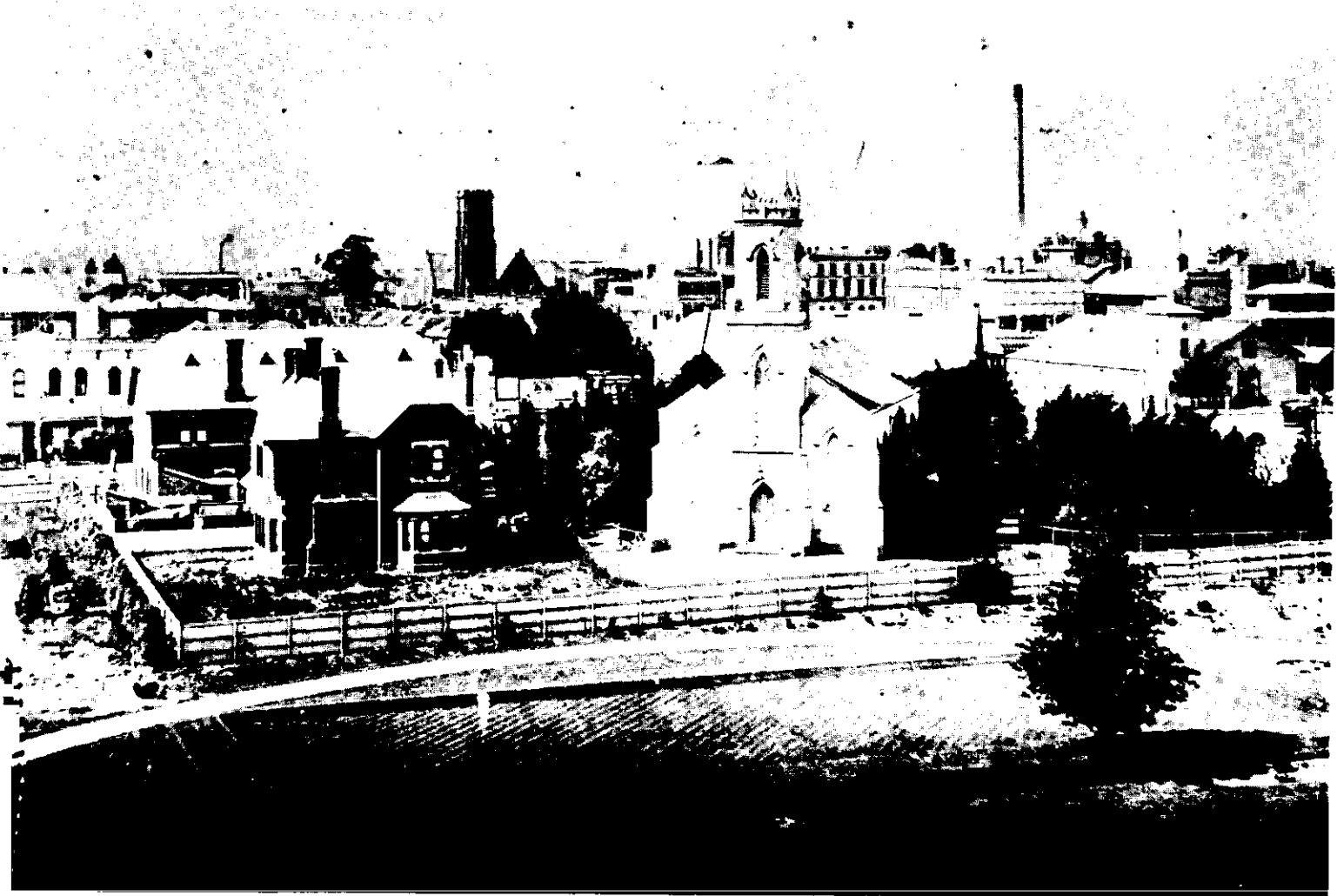
(12) Fitzroy from Parliament House, Nettleton Original, undated.

A2 Brunswick/Gertrude Street Precinct (CONTD.)

Brunswick Street – west side

Eastern Hill Hotel* (77 Victoria Parade cnr. Brunswick St.)
Historical data: Original building constructed in 1853 by Challis and Vale (builder) to the design of Robert Russell, architect. In 1866 the building was refaced by architect A.F. Kursteiner.
Intactness: upper floor facades, cornice, intact decorative elements; string course, dentillation, window hoods etc.

9*   "Dodgshun House" Historical data: constructed probably in 1866 for Samuel Gillott, a solicitor (it may have been an extension to the earlier brick 3 roomed house, but this is unlikely), who occupied the house until at least 1900[1]. In 1875 the house was extended from 8 rooms to 13 rooms. In 1899 the side wing and rear extensions were added to the design of Hyndman and Bates architects.
This building provides an imposing landmark to this precinct.
Intactness: facade, parapet, pediment, urn bases, arcaded double storey verandah, fence, established vegetation.

11*   Historical data: constructed in 1891 for Alexander Sturrock, a salesman.
Intactness: facade, semi-intact parapet, three tier arcading, door furniture, side lights and fan light, tiling to verandah floor and path, cast iron fence. This building provides an excellent example of an intact three storey arcaded terrace. Intact interior.

13*   Historical data: constructed in 1892/93 for James MacInerney, a chemist. In 1902 a verandah (now removed) was added.
Intactness: facade, parapet, urns, original shop window openings.

15*   Historical data: constructed in 1901 (parapet).
Intactness: facade, parapet, pediment, unpainted cement render trim, door joinery (side lights and transom light of left hand entrance).

19   "Austrian Club" Historical data: constructed pre 1858 and in 1872 appears to have become a hotel. It was owned by Hugh Short from 1858-1885, date of present facade unknown.
Intactness: facade, slate roof, urns, 1st floor loggia, lead lighting to ground floor windows.

21*   "Mononia" Historical data: fourth earliest residence identified in Fitzroy. Constructed in 1851 for John Mickle an early squatting gentleman to the design of architect Charles Laing and built by Brown and Ramsden builders. The house was occupied by a merchant, solicitor and doctor before 1900.
Intactness: facade detailing altered but building form is intact.

23   Intactness: facade, chimney, leadlight work, fence.

25-37*"Barcelona Terrace" Historical data: constructed in 1881 for Parer. All the buildings were used at some stage as boarding houses prior to 1900. A remarkably intact example of an ornate continuous terrace sequence with cast iron identical to that as used on adjoining terrace 39-49 Brunswick Street.
Intactness: facade; parapet; urns; chimneys; double storey verandah; cast iron friezes, balustrading, columns; decorative plaster work; door furniture and surrounds (side lights and fan lights); verandah floor and path tiling, cast iron fence. The garden layouts with the circular central bed are original.

Brunswick Street - west side (Cont.)

39-49*   Historical data: A continuous terrace framed by two three storey
buildings, designed by Charles Laing and built in 1856-58 by
Hugh Glass. Glass lived in number 45 in 1863 for 1 year only.
Number 49 was used by doctors and surgeons continually from
1858-1900.
The terrace has undergone subsequent modifications : The first
addition appeared to be in 1863 when the ground floor waiting
room was added to the corner terrace. In about 1868 each house
was extended to the rear boundary - a configuration which has
basically remained unchanged to the present day. In 1874
additions and alterations were carried out to the rear of the
corner terrace. In about 1881 a facelift was carried out, as
verandahs were added at first floor level and cast iron work
(identical to that on "Barcelona Terrace") was applied. Additional
italianate decoration in stucco and parapet balustrading was also
added.
From 1881 to the present day the only significant changes have
been the unsympathetic enclosed verandah treatment to two houses
and roofing in at the rear yard on another terrace.
Intactness: 39: facade, parapet, chimney, double storey verandah,
cast iron friezes, balustrading and columns.
41 as for 39 but downstairs verandah unfilled.
43 as for 39.
45 as for 41.
47 as for 39
49 third floor facade, cast iron fence.

51   Rob Roy Hotel and attached shops, Historical data: Hotel constructed
in 1859-1860 to the design of Patrick Stanlan architect (*Argus*
5.11.1859). In 1871 10 shops were added, five along Brunswick
Street (nos. 55-63) and 5 along Gertrude Street (nos. 75-83) and
the hotel had extensive additions. This work was to the design
of architect James Gall (*Argus* 5.9.1871)
Intactness: hotel: facade, parapet, pediment, lead lighting to
window on east facade.

53-63   Continuation of detailing of Rob Roy Hotel.
Intactness: 53 upper floor facade, parapet.
55-61 facade, parapet, pediment, shop fronts.

Brunswick Street - east side

20   Central Hall Historical data: Constructed in 1903 to the design
of Reed Smart and Tappin architects (original drawings at University
of Melbourne Archives, tenders called 18.8.1903).
Intactness: intact facade, elaborate pediment, balustraded
parapet, ionic pilasters to front entrance.

24   "Mon Sejour" Historical data: Constructed in 1883 for Samuel
Lyons, a solicitor. It replaced an earlier weather board house
of 6 rooms.
Intactness: facade; parapet; chimney; verandah; cast iron friezes;
brackets; balustrading and paired columns; door joinery (side
lights and transom light); cast iron fence.

28   Intactness: upper floor facade.

32   Intactness: fence, established vegetation.

34   "Tara" Intactness: facade; parapet; urns; cast iron friezes,
brackets and balustrading; door joinery with lead light, side
lights and transom lights; cast iron fence.

A2 Brunswick/Gertrude Street Precinct (CONTD.)

38   <u>Historical data</u>: probably constructed in 1888 for W.T. Kendall
as the Melbourne Vetinary College. (<u>Leader</u> 8.2.1896 supp. p.3).
<u>Intactness</u>: facade, parapet with defaced urns, original raised
letters covered up, only "Melbourne" is visible. (Parapet
originally read "Dispensary for Horses and Dogs" and "Melbourne
Veterinary Institute" at first floor level).

42,46   <u>Historical data</u>: 1880 on parapet.
<u>Intactness</u>: upper floor facade.

50*   "Champion Hotel" <u>Historical data</u>: constructed in 1911 for the
Victorian Insurance Company (see also 94-100 Gertrude Street).
<u>Intactness</u>: substantially intact upper floor facade apart
from new glazing, semi-intact ground floor facade, parapet,
pediments, balls, corner tower, lead lighting to corner windows.

Gertrude Street - north side

37-43   <u>Intactness</u>: facade, parapet, chimneys, corner tower, lead
lighting to shop windows. Upper floor facade has a consistent
use of ornate architectural elements including an overlaid arcade
surrounding the windows.

51-61   <u>Historical data</u>: probably constructed in 1873 to the design of
Crouch and Wilson architects. (*Argus* 29.9.1873 P.3) for the
Honourable Henry Miller.
<u>Intactness</u>: upper floor facade, parapet, corner pediment, chimneys,
upper floor facade has continuous dentillation, string course,
window mouldings etc.

64-73   <u>Historical data</u>: originally constructed as Gertrude Hotel in 1873
for Antonio Perrigalli. The architect was John Flannagan (*Argus*
21.1.1873 p.3).
<u>Intactness</u>: upper floor facade, parapet with urns, chimneys
(consistent use of ornate window dressings - scrolls, applied
floral motifs, moulded architraves etc.)

75-83   <u>Historical data</u>: constructed in 1871 to the design of architect
James Gall, as a commercial extension to the Rob Roy Hotel.
Identical design (see also 51 Brunswick St.).
<u>Intactness</u>: upper floor facade, parapet, pediment, window
surrounds, pilaster mouldings.

Gertrude Street - south side

62   <u>Intactness</u>: facade, parapet, chimneys, original shop front to
east elevation, lead light work to later north shop front window,
(important intact corner shop building).

64-78*   "Glass Terrace" <u>Historical data</u>: Construction of these terraces
was carried out in two parts for Hugh Glass, one of Australia's
biggest and most important land speculators and entrepreneur of
the 1850's and 60's. The first part (nos. 72 and 74) were probably
constructed in 1853-1854, the remainder in 1856 were to the design
of David Ross, an early Melbourne architect.
<u>Intactness</u>: upper floor facade, parapet, original and unusual upper
floor casement, windows, verandah, cast iron work to 64, 66, 68,
French doors with Regency margin glazing pattern, intact cast iron
fence with intact masonry gate posts.

75-83 Gertrude Street
1871, Architect James Gall

55-63 Brunswick Street
1871, Architect James Gall
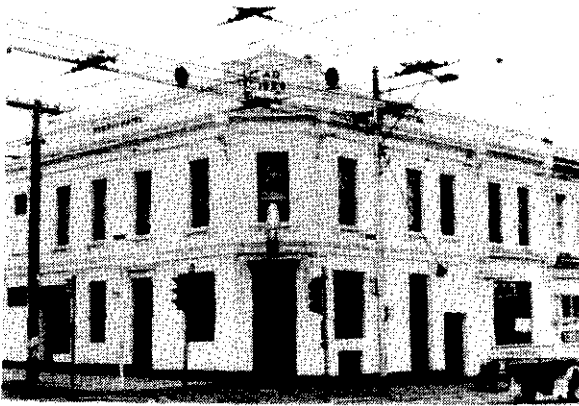
Rob Roy Hotel, 51 Brunswick Street
1859, Architect Patrick Scanlan
1871, Architect James Gall

65-73 Gertrude Street
1873, Architect John Flannagan

51-61 Gertrude Street
1871, Crouch and Wilson for
Hon. H. Miller?

37-43 Gertrude Street, Architect unknown

A2 Brunswick/Gertrude Street Precinct

A3 Napier Street South Precinct

(i)   Boundary Definition:

Area on the east and west side of Napier Street from 8-68 Napier Street
(east side) and 17-63 Napier Street (west side).
The following consistent streetscapes were noted:

> "Falconer Terrace" 36-50 Napier St. (east side).
> 45-51 Napier St. (west side).
> There is one vacant block within this precinct (29-31).
> Situated between two storey terraces, this is a sensitive
> vacant site.
> To maintain the consistent Victorian character of this precinct,
> compatible infill is to be encouraged.

(ii)   Area Description:

The significance of the area derives from:

(a) the consistent double storey terrace housing with varying set backs
    providing a continuous and varied streetscape.
(b) the high architectural quality of individual buildings within the
    area, in particular:

> 26-28 Napier Street (east side)
> "Falconer Terrace" 36-50 Napier Street (east side)
> 64-68 Napier Street (east side)
> 33 Napier Street (west side)
> 43 Napier Street (west side)

(c) the large number of original cast iron fencing and the lack of high
    walls (there are only three high masonry walls to the street).

(iii)   Building Schedule:

The following buildings are considered to contribute to the character
of the area:

Napier Street - east side:

8,10   Historical data: Constructed in 1861 for David Blair a doctor,
        who owned the house until 1891, when it became the property of the
        Colonial Bank.
        Intactness: facade, (unpainted bluestone), chimney, cast iron fence,
        balcony removed.
20   Facade, parapet, semi-intact double storey verandah.
22   Intactness: As for 20, cast iron balustrading.
24   Intactness: As for 20, compatible paling fence.
26   Historical data: constructed in 1887 for Kate Levy and rented out
        Intactness: See 28.
28   Historical data: possibly constructed earlier than 26, but date
        uncertain.
        Intactness: Both buildings (26 and 28): facade, semi-intact
        parapet, cast iron window balconettes, cast iron fence.
30,32   Intactness: facade, semi-intact parapet, double story verandah,
        cast iron friezes, brackets, balustrading and columns. (The
        sunflower motif design used in the cast iron work, in William
        Stephens Excelsior Foundry Catalogue of 1901.)   Cast iron fence.

A3 Napier Street South Precinct (CONTD.)

Napier Street - east side (Cont.)

34   <u>Historical data</u>: site of timber yards workshop and house of John Falconer.
<u>Intactness</u>: completely altered: early photo shows verandah picket fence, exposed gable roof.

36-50*   "Falconer Terrace" <u>Historical data</u>: This terrace was constructed over a period of 18 years. Nos. 44, 46 and 48 were built first in 1866; No. 50 was built in 1870, and nos. 36, 38, 40, 42 were constructed probably in 1884. All were built for John Falconer.
<u>Intactness</u>: facade, parapet, name plate parapet with scrolls, cast iron fence. Excellent example of an intact arcaded terrace.

56-58   <u>Historical data</u>: constructed prior to 1858.
<u>Intactness</u>: facade, parapet, ornate pediment, verandah, cast iron frieze and columns, compatible fence.

60,62   <u>Intactness</u>: facade (upper floor verandah infilled).

64-68*   <u>Historical data</u>: This building was constructed in stages: number 68 was built in 1869 for Henry Raphael an estate agent to the design of architect A.F. Kursteiner; number 64 was probably constructed in 1874 also for Raphael, but may have incorporated an earlier building.
<u>Intactness</u>: facade, chimneys, (a refined 3 storey building with refined decorative elements: Stringcourses, vermiculated blocks and keystones).

Napier Street - west side

17   <u>Historical data</u>: Constructed prior to 1858.
<u>Intactness</u>: facade (ground floor window altered) cast iron fence.

19,21   <u>Historical data</u>: Constructed prior to 1858.
<u>Intactness</u>: facade, cast iron fence.

23   <u>Historical data</u>: Date of construction uncertain, probably pre- 1858 as part of no. 21.
<u>Intactness</u>: facade, cast iron fence.

25,27   <u>Historical data</u>: Constructed prior to 1858.
<u>Intactness</u>: semi-intact facade.

Vacant Block

33   <u>Historical data</u>: Constructed in 1870 for Peter Finlay who owned and occupied the house until 1889.
<u>Intactness</u>: facade, parapet, verandah, cast iron brackets and columns, dentillated valence board, cast iron fence.

41,43   <u>Intactness</u>: facade; parapet; pediment; verandah; cast iron frieze, brackets and columns, tiling to path and verandah floor, cast iron fence.

45-51   A continuous terrace unified by the elaborate balustraded parapet with scrolls, draped urns, and elaborate pediments.
<u>Intactness</u>:
45 facade, parapet, urns, pediment.
47 facade, parapet, urns, pediment, double storey verandah with cast iron balustrade, friezes, brackets and columns, cast iron fence.
49,51 facade, parapet, urns, pediment double storey verandah, cast iron fence.

61,63   <u>Intactness</u>: facade, parapet.

A4 George Street South Precinct

(i)   Boundary Definition:

George Street east and west side from 37-69 (west side) and 28-70
(east side). The whole area is considered a consistent streetscape.

(ii)   Area Description:

The significance of the area derives from:

(a) the predominantly double storey early terrace housing.

(b) the continuation of building elements, parapets, stringcourses,
    verandahs, fences etc.

Despite intrusions (two blocks of modern flats) and the vacant block
number 58-64, this precinct, whilst less consistent, is considered
as important as the neighbouring Napier and Gore Street precincts
because of the early development of the area and the surviving early
terrace housing.

(iii) Building Schedule:

The following buildings contribute to the significance of the streetscape:

George Street – east side

28,30   "Glandore", "Elsinore" Historical data: Constructed after 1900,
         at which date there were weatherboard houses on this site.
         Intactness: facade, balustraded parapet, double storey verandah,
         cast iron friezes, brackets, balustrades and columns, cast iron
         fence, path and verandah floor tiling.

32,34   Historical data: constructed in 1865 for J. Cattach and remained
         with Mrs. Cattach until 1882. From 1888 to at least 1960 the
         houses were owned by Fred A. Randen, a "gentleman" who occupied
         No. 34 from 1885 to at least 1900.
         Intactness: facade, parapet, verandah, cast iron frieze, verandah
         floor tiling, cast iron fence with masonry fence posts.

36,38   Intactness: facade, parapet, double storey verandah, cast iron
         fence with masonry posts.

40   Intactness: facade, chimneys, cast iron fence.

44,46   Intactness: facade, parapet, original french doors to upper floor
         balcony with cast iron balustrading, friezes and brackets.

50   "Brooklyn" Historical data: A house was first constructed on this
         site in 1861 for Daniel Meaney, and the
         house was extended and refaced to produce the present facade. In
         1887 there was extensive additions of 20 rooms for Joseph Levy.
         Intactness: front 2.5 m of the building is a refacing, the early
         chimney pots are visible on the original brick building; pinnacles
         are similar to urns on 36-38 Hanover Street; verandah balcony glazed.

52   Historical data: constructed in 1870 by Robert Neave a gentleman
           squatter , who occupied the house until at least 1900.
         Intactness: facade, chimney parapet, urns, elaborate window surrounds
         with foliated   keystones, verandahs, cast iron frieze and brackets
         cast iron fence with masonry gateposts.

54,56   Intactness: facade, parapet, chimney, verandah with cast iron frieze,
         brackets and columns.

66,68   Historical data: constructed in 1886 for Abraham Levy, a pawnbroker
         who occupied the number 66 until 1899 when both houses were bought
         by Abraham Levy, a financier.
         Intactness: facade, chimneys, elaborate balustraded parapet, with
         a dentillated cornice and swags, double storey verandah with cast
         iron friezes, balustrading, brackets and ground floor columns, cast
         iron fence, path and verandah floor tiling.

A4 George Street South Precinct (CONTD.)

George Street - west side

37,39   A terrace pair: <u>Intactness</u>: facade (verandah infilled to 37),
parapet, pedimental motif, cast iron balustrading and friezes,
cast iron fences.

41*   <u>Historical data</u>: house constructed by 1897 but an earlier artist
studio was constructed at the rear for important artists.
<u>Intactness</u>: facade, parapet, pedimental motif, cast iron frieze
and brackets to verandah, verandah floor tiling.

47-51   <u>Historical data</u>: constructed prior to 1858; all owned by Anthony
Brady, a civil servant from 1858-1887.
<u>Intactness</u>: A continuous terrace obviously proposed to be extended
to the south (note: projecting keystones), intact facade to 53
with eaves brackets, window surrounds and drafted masonry block
to ground floor; facades to 49 and 51, stripped of ornamentation;
continuous cast iron fences on bluestone plinth.

53-59*   <u>Historical data</u>: constructed prior to 1858 possibly to the design
of John Gill. Owned by William Reynolds from 1858-1875.
<u>Intactness</u>: facades to 55 and 57 substantially intact.

61   <u>Intactness</u>: facade, chimneys, lead lighting, cast iron fence.

67-69*   <u>Historical data</u>: Number 67 was constructed in 1873 for Hewitt
Henderson, a dairyman, to the design of architect G.R. Cox.
Henderson added 69 in 1888 to an identical design.
<u>Intactness</u>: facade, parapet, verandah and cast iron to 67
(69 new verandah), cast iron fence on bluestone plinth.

A5 Gore Street South Precinct

(i)   <u>Boundary Definition</u>:

Area along Gore Street from 11 - end of vacant block (Gore Street west
side), 12-72 Gore Street (east side). The whole precinct is considered
a consistent streetscape.

(ii)   <u>Area Description</u>:

The significance of the area derives from:

(a)   The consistent and continuous rows of substantially intact two storey
terraces.

(b)   the high quality of terrace houses which comprise this area.

(c)   the substantial number of original cast iron fences, and the lack of
intrusive high masonry walls.

(d)   the early date of the terrace housing, particularly on the east side.
*Twenty-two houses were constructed on this side of the street before
1858.* (see building schedule below).

Within this precinct there is one large vacant site (51-71 west side).
To retain the consistent Victorian character of this precinct, sensitive
and compatible infill is recommended.

A5 Gore Street South Precinct (CONTD.)

(iii)   Building Schedule:

The following buildings are considered to contribute to the character of the area:

Gore Street – west side

11   Historical data: constructed in 1916 for W. Plinson (was originally a pair with No. 9), (Fitzroy Permit Book: 17.2.1916, T. Smith builder).
        Intactness: facade, parapet balls, entrance recess.

13,15   Historical data: constructed in 1878-79 for Arthur Tuckett who did not occupy the property. Henry Ackman, a Smith Street merchant (of Ackman's buildings) occupied number 15 from 1888-1890.
        Intactness: facade, unpainted cement render finish, parapet, pediments, fine decorative cement mouldings and incised patterns, ground floor arcading, cast iron corinthian columns, verandah floor tiling, cast iron fence. (An excellent example of an unpainted cement rendered terrace pair. Retention of facade in unpainted condition is strongly recommended)

17   Intactness: facade, timber fretwork, bay windows.

25   Intactness: facade, (verandah infilled on first floor).

27-31   A continuous terrace:

27,29   Intactness: facade, parapet, chimneys, 2 storey verandah, cast iron balustrade, friezes, brackets, columns, path and verandah floor tiling, cast iron fence.

31   Intactness: facade, parapet, chimneys verandah (upper balcony infilled), cast iron frieze and brackets, path and verandah floor tiling, cast iron fence.

33   Intactness: as in 31 but verandah and cast iron balustrading intact.

37,41   A continuous terrace, historical data: verandah added 1928 (Fitzroy Permit Book 21.2.1928):

37   Intactness: facade, verandah, compatible fence.

39   Intactness: semi-intact facade and verandah.

41   Intactness: semi-intact facade, verandah.

43   A large double fronted residence. Intactness: facade, balustraded parapet, spiked balls, decorative facade elements, cast iron fence.

47   Intactness: semi-intact facade.

49,51   Intactness: an imposing pair with tripartite windows with intact blind hoods; (windows possibly provided models for 121-127 George Street where same window treatment is seen), verandah, cast iron fence.

Gore Street – east side

12-20   Historical data: a continuous terrace constructed between 1869 and 1872 by James McGlone a builder. There were originally 6 terraces; number 10 has been demolished. Numbers 18 and 20 were constructed first in 1869, number 16 in 1870, number 14 in 1871, and number 12 in 1872. The properties stayed in the McGlone family until 1900, who did not live in the properties, but rented them out. The iron work is the same as 163-167 Victoria Parade.

12   Intactness: facade (upper floor balcony infilled), parapet, cast iron fence.

A5 Gore Street South Precinct (CONTD.)

Gore Street – east side (Cont.)

14-20 Intactness: facade, parapet, urns, verandah with cast iron friezes, balustrading (differs on 14), brackets (missing on 14 and 20) and columns, cast iron fence.

22 Historical data: constructed in 1869 for Abraham Marshall, a cabinet maker, and used as his shop and workshop.
Intactness: facade, intact timber blind hoods.

26,28 Historical data: constructed prior to 1858; owned by Lewis Sayce a decorator from 1859-1888 by his executors until 1900.
Intactness: facade, verandah, cast iron fence.

30,32,34 Historical data: constructed in 1865 for Lewis Sayce, a decorator owned by him until 1888, and by his executors until 1900. Sayce lived in number 30 from 1874-1884.
Intactness: facade, parapet, double storey verandah (30 partially infilled), cast iron balustrade and frieze, timber arcading to ground floor, cast iron columns, cast iron fence.

36-50* Historical data: constructed prior to 1858, possibly to the design of Charles Webb. A significant regency terrace development owned by William Virgol from 1859-1867.
Intactness: facade, parapet, verandah, original timber blind hoods, cast iron fences continuous to whole terrace.

52,54 Historical data: constructed pre 1858 and owned in 1859 by John Beltric an agent for one year only.
Intactness: facade, parapet, chimney.

56,58 Historical data: constructed pre 1858 and owned by Edward Gillett from this date until 1900.
Intactness: facade, parapet verandah cast iron fence.

60,62 Historical data: constructed pre 1858 and owned by William Dalziel from this date until 1865.
Intactness: facade, verandah, some cast iron frieze, cast iron fence.

64,66 Historical data: constructed in 1880 for Richard Beckefield, a merchant who owned both properties until 1900 and lived in 62 until this date.
Intactness: facade, parapet, ball, chimney, cast iron balustrading (to 64); cast iron frieze and brackets (to 66), cast iron columns.

68,70 Historical data: Number 68 was constructed in 1868 for Arenas Martin, and number 70 was constructed prior to 1867. Martin did not occupy either house.
Intactness: facade, parapet.

72 Historical data: constructed in 1871 for John Whittingham (who lived in the property for only one year 1874) and owned by him until 1895. It was then sold to the London Bank, Melbourne.
Intactness: facade, parapet, original timber blind hood, semi-intact verandah.

A6 Gore Street Precinct

(i) <u>Boundary Definition</u>:

Area on east and west side of Gore Street between 190-202 (east side) and 189-221 west side.

The following consistent streetscapes were noted:

209-221 Gore Street (west side)

(ii) <u>Area Description</u>:

The significance of the area derives from:

(a) the large number of substantial high quality double storey terrace houses and detached houses (see building schedule below).

(b) the established street trees.

(c) the high architectural standard of the buildings within the precinct.

(iii) <u>Building Schedule</u>:

The following buildings contribute to the character of the area:

Gore Street - west side

189   <u>Intactness</u>: facade, parapet, pedimental motif, elaborate window dressings, verandah, cast iron frieze and brackets.

191   <u>Historical data</u>: constructed in 1860 for Frederick Schlesiger. <u>Intactness</u>: facade, slate roof, verandah with cast iron frieze, brackets paired columns, and entrance pediment, verandah floor tiling.

201   <u>Intactness</u>: facade, (verandah removed?) parapet with pedimental motif, cast iron fence.

203   <u>Intactness</u>: elaborate facade, parapet, pediment, double storey verandah, cast iron balustrade, friezes, brackets and columns, cast iron fence.

209-221* "Cobden Terrace" <u>Historical data</u>: constructed in various stages from 1869-1875. Numbers 215, 217 and 219 where constructed first in 1869 for Thomas Kidney and designed by architect James Austin (*Argus* 24.9.1868 p.3). In 1870, No. 213 was constructed in 1873, No. 211 was built and in 1875 number 209 was constructed. Numbers 209-215 were constructed for Carlington Marston, probably also to the design of James Austin, and are modelled after the earlier section.

209   <u>Intactness</u>: facade, parapet, pedimental motif, double storey verandah, cast iron balustrade, friezes, brackets and columns, cast iron fence, masonry gate posts.

211-215 <u>Intactness</u>: Similar detailing to 209. Facade (polychrome brick to 211), parapet, double storey verandah, cast iron balustrade, friezes and brackets, cast iron fence with elaborate masonry posts (same as 209).

A6 Gore Street Precinct (CONTD.)

Gore Street - west side (Cont.)

217-221 <u>Intactness</u>: facade (polychrome brickwork to 219,221), unpainted
        parapet, pediment and scrolls, cast iron balustrade, friezes,
        brackets and columns, cast iron fences and elaborate gateposts
        (same as 209-215)

Gore Street - east side

190   <u>Intactness</u>: facade, parapet, chimney, double storey verandah,
        cast iron balustrade.

192   <u>Intactness</u>: facade, verandah removed.

194-198 <u>Intactness</u>: facade, semi-intact verandah.

202   <u>Intactness</u>: facade, chimneys, semi-intact (?) upper floor verandah,
        arcaded ground floor verandah, semi-intact masonry fence.

A7 Brunswick Street Precinct

(i)   <u>Boundary Definition</u>:

Area along Brunswick Street between 236-346 Brunswick Street (east side)
and 235-347 (west side).
Area adjacent to corner Johnston Street and Brunswick Street, Johnston
Street 106-122 (south side); and 91-109 (North side).
Victoria Street 101-105 (Moran & Cato Warehouse).

The following consistent streetscapes were noted:

       236-252 Brunswick Street (east side)
       264-274 Brunswick Street (east side)
       300-322 Brunswick Street (east side)
       326-346 Brunswick Street (east side)
       277-285 Brunswick Street (west side) including 101-105 Victoria St;
       Corner streetscape: 287 - corner Johnston Street (west side)
       106-110 Johnston Street (south side)
       305-319 Brunswick Street (west side)
       337-347 Brunswick Street (west side)

(ii) <u>Area Description</u>:

The significance of the area derives from:

(a) the large number of substantially intact commercial buildings, many of
    high architectural quality (see building schedule);

(b) the intimate scale provided by the predominantly two and three storeyed
    Victorian and Edwardian commercial buildings.

(c) the continuation of building components and elements eg. parapets,
    stringcourses, window motifs.

(d) the important corner buildings which provide focal points to sub-areas
    within the precinct. These include: Nos. 251 (corner Greeves);
    264-274 (corner Victoria); 277-285 (corner Victoria); AOF Building,
    Fitzroy Post Office, Provincial Hotel and ANZ Bank (all corner Johnston
    Street; and 341-347 (corner Kerr Street).

A7 Brunswick Street Precinct (CONTD.)

(e) the vista to the south terminated by the imposing crossing tower and spire of St. Patricks Cathedral.

> Note:- This commercial precinct is of considerable importance for the substantially intact 19th century building stock. It is strongly recommended that the remaining original verandahs be retained and that reconstruction of verandahs be encouraged (refer 2.2.3 General note on Restoration and Reconstruction of Verandahs).

(iii) Building Schedule:

The following buildings are considered to contribute to the character of the area: [1]

Brunswick Street - east side

236-252* Historical data: constructed in 1888 for the Australian Proprietors and Investors Company Ltd., designed by architect John Beswicke and built by contractor Ralph Besant.

Intactness: intact first and second floor facades with unpainted polychrome brickwork, unpainted cement trims and two towers; partially intact parapet (balustrading to 236-250 missing); substantially intact ground floor shop fronts (238,240, 242, 246, 250, 252 are intact); ornate fanlight above entrance to 244. Building provides an extremely important streetscape component and corner element.

254 Historical data: constructed between 1890 and 1897. Intactness: parapet.

256 Historical data: constructed between 1890 and 1897. Intactness: first and second floor facade, (unpainted ornate cement render); ornate parapet and pedimental motif.

258 Historical data: constructed between 1920 and 1925. Intactness: parapet.

260 Historical data: constructed pre 1890. Intactness: parapet.

264 Historical data: constructed pre 1890. Intactness: facade.

266-274 Historical data: constructed pre 1890. Intactness: first and second floor facade, balustraded parapet and balls (except for 274) unpainted cement render to 268, 270; substantially intact shopfronts (except for 266).

296* Fitzroy Post Office - Historical data: Constructed in 1882 to a Public Works Department Design (architect John Thomas Kelleher), this building provides an excellent example of substantially intact palazzo style (with recessed colonnade) post office. It provides an extremely important corner building. Intactness: intact facades, ground floor loggia infilled, cast iron fence.

300 ANZ Bank - Intactness: alterations to ground floor, upper floor facade and parapet.

304 "Sydenham" (1915) Intactness: semi-intact upper floor facade; leadlighting to door transome light.

1. Note: limited ratebook information for some of these buildings was provided by searches undertaken by History of Planning Students, University of Melbourne 1978. Searches were undertaken in 5 year intervals only, and therefore dating is approximate.

Brunswick Street - east side (Cont.)

306,308	<u>Intactness</u>: upper floor facade, parapet.
312	(1884) upper floor facade, parapet, pedimental motif.
314	as for 312
316,318	<u>Intactness</u>: upper floor facade, unpainted red brick parapet, original window blind hoods.
322	<u>Historical data</u>: possibly built in 1902 to design of J.E. Burke, architect (*Building Engineering and Mining Journal* 4.1.1902 p.5). <u>Intactness</u>: first and second floor facade, unpainted red brick, tiled pedimental motif, substantially intact ground floor shop fronts. An excellent example of a commercial building in the heavy red brick American Romanesque style.
326-336	<u>Historical data</u>: these shops were constructed in stages between 1879 and 1883 numbers 326-332 were constructed, and by 1886 numbers 334 and 336 were built. <u>Intactness</u>: elaborate upper floor facade, ornate window trims, elaborate chimneys, parapets.
338-342	<u>Intactness</u>: upper floor facade, parapet, pedimental motifs, substantially intact ground floor shop fronts.
344,346	<u>Intactness</u>: upper floor facade, parapet, substantially intact shopfronts.

Brunswick Street - west side

235,237	<u>Intactness</u>: upper floor facade, parapet.
239	<u>Intactness</u>: parapet.
241-245	<u>Intactness</u>: upper floor facade, parapet.
251	<u>Intactness</u>: parapet reads '1893, established 1887'; upper floor facade, parapet, pedimental motifs, window dressings, pilasters.
253	<u>Intactness</u>: parapet reads '1893'; parapet, pediment
257-259	<u>Intactness</u>: upper floor facade, balustraded parapet, pediment.
261	<u>Intactness</u>: parapet reads '1885'; upper floor facade, parapet, pedimental motif.
263-273	Originally a continuous sequence, now broken by intrusion of 269.
263	<u>Intactness</u>: first and second floor facade, balustraded parapet window dressings.
265,267	<u>Intactness</u>: upper floor facade, similar detailing to 263.
271	<u>Intactness</u>: upper facade, balustraded parapet.
273	<u>Intactness</u>: upper floor facade.
277-285	Moran and Cato Building. <u>Historical Background</u>: Established 1882 (written on parapet), building constructed 1897 to design of architect Robert Arthur Lawson (*Building and Engineering Mining Journal* 10.3.1897 p. 195, 10.7.1897 supp p.3, 19.3.1898 p.77); contract drawing signed and dated 5th July 1897 at offices of Godfrey and Spowers Pty. Ltd., 577 Little Collins Street, Melbourne. <u>Intactness</u>: Three upper floor facades intact, alterations to ground floor.
287-293	<u>Intactness</u>: upper floor facade intact, unpainted brickwork, painted cement trim, excellent example of Federation style commercial building.
297	(corner Johnston Street) AOF House. <u>Intactness</u>: The same building as 287-293 but first floor facade has been painted. Provides an important corner building.

A7 Brunswick Street Precinct (CONTD.)

"Provincial Hotel" (corner Johnston Street) – upper floor facade, parapet.

301	Intactness: elaborate parapet.
303	As for 301
305-307	Intactness: upper floor facade, parapet.
309-319	Intactness: upper floor facade, parapet.
325	"Cumberland House" (1878) Intactness: upper floor facade parapet, window hoods to eastern elevation.
329	Intactness: upper floor facade, parapet, early french doors to upper balcony, cast iron balustrade and frieze.
331-335	Intactness: upper floor facade, parapet, shop fronts to 333, 335.
337-339	(1908) Intactness: upper floor facade, unpainted red brick, tiling of window head arches. (An excellent example of Jacobean revival double storey shops.)
341-347	Intactness: Ornate upper floor facade, unpainted cement render to 337, 339, balustraded parapet, chimney, shop front to 337. This elaborate sequence of shops provides an important corner streetscape component.

Johnston Street – south side

106-110	Intactness: continuation of AOF House (297 Brunswick St.) with intact painted first floor facade.
120*	Historical data: constructed in 1887 for Samuel Peacock a doctor. Building provides a significant mark to the area. Intactness: First, second and attic floor facade intact, semi-intact double storey verandah, scalloped slate mansard roof with widows walk, elaborate decorative moulding to parapet wall, cast iron frieze.
122	Intactness: upper floor facade, face red brickwork, cement render trim. (similar design to 287-293 Brunswick Street).

Johnston Street – north side

107,109	Intactness: first floor facade, unpainted brickwork, elaborate cement dressings, parapet, pedimental motifs, narrow carriageway.
95-105*	Historical data: constructed in 1886-87 as an engine house for the Melbourne Tramways and Omnibus Company to the design of Twentyman and Askew architects. Intactness: 5 bayed warehouse, intact apart from alteration to western bay; elaborate cement rendered cornice and capitals.
91-93	(single storey terrace houses) facade, parapet, pediment and scrolls face brickwork, cast iron frieze and brackets.

Victoria Street –north side

101-105	(extension of Moran and Cato building, 277-285 Brunswick Street) Intactness: a five storey warehouse, substantially intact, more recent windows to fourth floor.

A8 Greeves/Mahoney Street Precinct

(i) <u>Boundary Definition</u>:

Area on north and south side of Greeves Street between numbers 1 and 30; area on west and east side of Mahoney Street (1-25 west side and 12, 14 22, 24, 26 east side); and the four corner buildings of Fitzroy Street (310, 311, 312, 313).

All the area is a consistent streetscape, broken only (but enhanced) by the 4 corner Fitzroy Street buildings, and the two corner Mahoney Street buildings.

(ii) <u>Area Description</u>:

This precinct is of outstanding importance in Fitzroy and throughout Melbourne. Most of the housing stock was constructed by two people: Daniel Mahoney, who constructed all of Greeves Street (nos. 1-30 and including the corner Fitzroy Street buildings) in 1871 and 1874; and Arthur Lowe, a builder who constructed 5-13 Mahoney Street in 1885-1886. The area provides an excellent example of the speculation of the 1880's boom period. A particular architect, Alfred Kursteiner, has been identified as being responsible for the Greeves Street and Fitzroy Street properties.

In summary, the significance of the area derives from:

(a) the intimate scale and quality of the consistent single storey terraces and the narrow streets. This intimate form of development is paralleled only in Cremorne Street Fitzroy, and appears to be the best example of this type of terrace development in Melbourne.

(b) the unique nature of the precinct created by the consistent single storey terrace houses which comprise the area. Nos. 1-16 and nos. 17-30 Greeves Street are of an identical design. The Mahoney Street group are identical from 1-13 (west side) with some variation in 15-25.

(c) the vistas along Greeves Street: the vista to the west is closed by the small scale Mahoney Street terraces (7,9,11) which are framed by the two storey 12,14 Mahoney Street; the vista to the east is enhanced and broken by the four corner two storey Fitzroy Street buildings, and a focal point is provided by the three storey Brunswick Street building (236-252) slightly to the south of the street axis.

(iii) <u>Building Schedule</u>:

The following buildings contribute to the character of the area:

Greeves Street - east and west side

1-15, <u>Historical data</u>: All these buildings were constructed for Daniel
2-16   Mahoney, nos. 1-14 in 1874 and nos. 15 and 16 in 1871. Mahoney
       did not live in any of the dwellings. The architect was Alfred
       Kursteiner (tenders called *Argus* 15.8.1871 p.3 for 16 cottages
       and 4 stone houses, Mary Street, Fitzroy.) By 1890 the properties
       were sold to Catherine Callan of "Coonac", Glendon Road, Toorak
       and even in 1920 all these houses were owned by her.

A8 Greeves/Mahoney Street Precinct (CONTD.)

Greeves Street – east and west side (Cont.)

1-15, Intactness: Two identical terraces of 8 houses each with
2-16   consistent parapet treatment, verandahs, protecting parapet
       walls, face brickwork (except for number 7) delicate timber
       bressummers, cast iron brackets, verandah floor tiling, and
       cast iron fences.

17-29 Historical data: All these properties were built in 1871 by
18-30 Daniel Mahoney and then owned by Catherine Callan (as above).
       These properties were all constructed to the design of architect
       Alfred Kursteiner (tenders called *Argus* 20.6.1870 p.3 for 14
       houses and two 2 storey houses, Mary Street, Fitzroy.)
       Intactness: An identical design to the above sequence but in
       varying states of intactness. Numbers 17,19,21,23,19 and
       nos. 22,24,26 and 28 are intact. None of the other dwellings
       have been substantially altered – apart from alteration/
       replacement of fences, bressummers, and removal of cast iron
       brackets.

Mahoney Street – west side

1-13   Historical data: These houses were constructed between 1885 and
       1886. All the land was owned by Arthur Lowe, a builder in 1884;
       in 1885 nos. 1 and 3 were built for William Alexander a jeweller
       and Benjamin Cox respectively; in 1885 nos. 5,7 and 9 were built
       by Arthur Lowe a builder, and in 1886 Lowe built nos. 11 and 13.
       Lowe did not occupy any of the properties.
       Intactness: facade, verandah, chimneys to 1 and 7, cast iron
       frieze, picket fences (1-11) cast iron fence to 13.

15   Historical data: This house was constructed in 1883 by Henry
       Burrell, a publican. James Reid, a coach builder, occupied the
       dwelling from 1884 until at least 1900.
       Intactness: facade, chimney, verandah, cast iron frieze and brackets,
       cast iron fence.

17   Historical data: constructed in 1884 by Henry Burrell.
       Intactness: facade, verandah, cast iron frieze, fence.

19   Intactness: facade face brickwork parapet (original cement render),
       pediment with scrolls, verandah, cast iron frieze, cast iron fence.

21   Intactness: facade, face brickwork, chimney, verandah, cast iron
       brackets, cast iron fence.

23   Intactness: facade, chimney, verandah, cast iron fence.

25   Intactness: facade, balustraded parapet, pediment with scrolls,
       cast iron frieze (of a pattern registered by Cochrane and Scott
       Vic 338, 5th August 1884), cast iron fence, verandah floor tiling.

A8 Greeves/Mahoney Street Precinct (CONTD.)

Mahoney Street - east side

12,14   Historical data: The architect was Alfred Kursteiner, built
         as part of the Greeves Street group.
         Intactness: an identical design to the Fitzroy Street corner
         buildings (see Fitzroy Street below) and substantially intact
         cast iron window guards survive as do the chimneys.

22-26   Intactness: facade, chimney (to 22,24) verandah, cast iron
         brackets (to 22,24).

Fitzroy Street - corner Greeves Street

310,311, Historical data: to the design of architect Alfred Kursteiner
312,313 constructed in 1872 for Thomas and Daniel Mahoney, neither of
       whom lived in the properties. In 1889 the buildings were sold
       to Catherine Callan who retained two properties until at least
       1900. (see Greeves Street). It is likely that Mahoney also
       built 12,14 Mahoney Street, which are of an identical design
       to these buildings.
       Intactness: Four identical substantially intact two storey
       corner buildings, Nos. 311 and 313 have the original door
       furniture (with sidelights and transom lights). The simple
       eaves line to 310 and 312 has been altered to provide concealed
       guttering. The chimneys to 310 are the only surviving chimneys.

A9 Bell Street Precinct

(i) <u>Boundary Definition</u>:

Area on north and south side of Bell Street between 7 and 83 (north side) and 6 and 82 (south side).

The following consistent streetscapes were noted:

       43-57 Bell Street (north side)
       59-65 Bell Street (north side)
       67-83 Bell Street (north side)
       6-16 Bell Street (south side)
       68-82 Bell Street (south side)

(ii) <u>Area Description</u>:

The significance of the area derives from:

(a) the substantial number of Victorian double storey terrace houses, in particular 31-39, 43-57, 73-83 and 72-78 Bell Street.

(b) The consistent single and double storey Victorian scale of the precinct which is broken and enhanced by Edwardian houses Nos. 9 and 15. The red brick school and the imposing bluestone Special School building.

(iii) <u>Building Schedule</u>:

The following buildings contribute to the character of the area:

Bell Street - north side

7   <u>Intactness</u>: facade, parapet, double storey verandah (balcony infilled) cast iron balustrade, frieze, brackets and columns, cast iron fençe.
9   <u>Intactness</u>: facade, lead lighting to windows, fence posts.
11 <u>Intactness</u>: verandah, timber fretwork, tiling to verandah floor, fence.
17 <u>Intactness</u>: facade, parapet, semi-intact double storey verandah, (balcony infilled), cast iron frieze, brackets and columns, cast iron fence.
Bell Street State School - scale and forms contributory.
31-39<u>Intactness</u>: Substantially intact facade, parapet, pedimental motif with scrolls, semi-intact verandah (infilled to 31, upper floor removed to 33,35,37, cast iron fence to 39, verandah floor tiling to 39.
43-57 An excellent, intact double storey group.
   <u>Intactness</u>: facade, ornate parapet, pediment with scrolls (scrolls missing to 43,45,47), consistent cast iron balustrading, friezes, brackets (frieze missing to 43,47,49,51,57), cast iron fences, verandah floor tiling to 43,45,49,51,53,55,57.
59-65 An intact group of single storey terraces.
   <u>Intactness</u>: facade (face brick, with painted contrasting bricks), parapet, pedimental motif with scrolls, chimneys (with original cement render) verandah, cast iron frieze (fern pattern), cast iron fences.
67 <u>Intactness</u>: facade, parapet, double storey verandah, cast iron frieze.
69 <u>Intactness</u>: facade, parapet, double storey verandah (new iron work), cast iron fence.
71 <u>Intactness</u>: facade, parapet, double storey verandah, cast iron balustrade frieze, cast iron fence.
73-83 <u>Intactness</u>: facade, parapet, double storey verandah, cast iron balustrade (to 77), and friezes (to 73,75,77,79,81), cast iron fence (removed from 81).

A9 Bell Street Precinct (CONTD.)

Bell Street - south side

6   "St Leger" - <u>Intactness</u>: facade, parapet, pedimental motif with
        scrolls and vases, semi-intact double storey verandah, cast iron
        fence.

8   "Wairvera" <u>Intactness</u>: facade, parapet, pediment with scrolls,
        double storey verandah (balcony infilled) cast iron balustrade,
        friezes, brackets and columns, cast iron fence.

10   "Eversley" <u>Intactness</u>: facade, parapet and pediment (identical to
        no. 6), double storey verandah, cast iron balustrade, friezes,
        brackets and columns, cast iron fence, verandah floor tiling.

12   <u>Intactness</u>: facade, parapet, pedimental motif with scrolls,
        (verandah removed).

14   "Elsinore" (1885) <u>Intactness</u>: facade, parapet, pedimental motif,
        double storey verandah, cast iron balustrade, friezes, brackets
        and columns, cast iron fence, path and verandah floor tiling.

16   "Paxton" <u>Intactness</u>: facade, balustraded parapet, segmental
        pedimental motif chimneys, semi-intact double storey verandah.

18   <u>Intactness</u>: facade, (face polychrome brickwork), chimneys.

20   <u>Intactness</u>: facade (face bluestone), slate roof, chimneys.

Bell Street bluestone school building:
        <u>Historical data</u>: founded as a private school by Mr. Bell, and
        called Bell's school. Classrooms were downstairs and private
        dwelling upstairs. Taken over by Education Department in 1873
        and registered as State School No. 111.
        <u>Intactness</u>: face bluestone, verandah (supported on cast iron
        brackets), bracketed eaves.

School Classrooms building - refaced earlier dwellings, (one double
        fronted, one single fronted)

54   <u>Intactness</u>: facade (corner entrance infilled).

56-60   <u>Intactness</u>: facade, parapet with pedimental motif, semi-intact
        double storey verandah (intact to 60 with cast iron friezes,
        and balustrades.

62-66   <u>Intactness</u>: brick warehouse building, face brickwork, parapet.

68   <u>Intactness</u>: facade, parapet, chimneys double storey verandah, cast
        iron balustrade, frieze and brackets, path and verandah floor tiling,
        cast iron fence.

70-78   A continuation of No. 68 - <u>Intactness</u>: facade, parapet chimneys to
        72-78, double storey verandah, cast iron balustrading and friezes
        to 70,72), cast iron fence.

80   <u>Intactness</u>: facade, parapet, chimney, semi-intact double storey
        verandah, cast iron fence.

82   <u>Historical data</u>: constructed in 1874-75 for Francis W. Graham a paper
        hanger/importer.
        <u>Intactness</u>: facade, dentillated cornice, pedimental motif with
        scrolls, ornate window mouldings.

A10 Cremorne/Garfield Street Precinct

(i) <u>Boundary Definition</u>:

Area along north and south side of Garfield Street between Nos. 1-15 north side and 2-22 south side and Cremorne Street nos. 1-13 west side.

The whole area is a consistent streetscape.

(ii) <u>Area Description</u>:

The significance of the area derives from:

(a) the consistent and substantially intact single storey terrace houses facing each other across Garfield Street forming an intimate, enclosed space.

(b) the vista west along Garfield Street from Cremorne Street which is framed by the Cremorne Street terraces and closed by the rears of the two storey Nicholson Street terraces.

(iii) <u>Building Schedule</u>:

The following buildings contribute to the character of the area:

Cremorne Street - west side

1-7   <u>Intactness</u>: facade, chimneys, face polychrome brickwork,
9-13   <u>Intactness</u>: facade, chimney.

Garfield Street - north side

1-13   <u>Intactness</u>: facade, chimneys, verandah, cast iron fence, some original cast iron work.
15,17 <u>Intactness</u>: facade, parapet.

Garfield Street - south side

2-22   <u>Intactness</u>: facade, verandah, picket fencing to 2-10.

A11 Moor Street West Precinct

(i) <u>Boundary Definition</u>:

Area on north and south side of Moor Street, nos. 1-45 north side and Nos. 2-36 south side.
The whole precinct was noted as a consistent streetscape.

(ii) <u>Area Description</u>:

The significance of the area derives from:

(a) the sense of enclosure achieved by the rows of two storey terrace houses facing each other across the fairly narrow street.

(b) the high architectural quality of the terraces within the precinct.

(c) the number of simple terraces of an early date (refer building schedule). Twelve of the houses were constructed prior to 1858.

There are two vacant allotments within this precinct: 17-19, and 33-35 Moor Street (adjacent and in front of the dairy); sensitive infill is to be encouraged on site 17-19; any building in front of the dairy is to be discouraged.

(iii) <u>Building Schedule</u>:

The following buildings contribute to the character of the area:

Moor Street - north side

1,3,5 "Lydia Terrace" <u>Historical data</u>: constructed in 1884-65 by David Blair a builder, who occupied No. 5 from 1864-68, in 1873 and in 1884. All buildings were owned by D. Blair until 1892 and by Mrs. Blair until at least 1900.
<u>Intactness</u>: facade, parapet, pedimental name plate, chimneys, cast iron window guards, cast iron fence, front garden tiling to No. 5.

7,9,11 <u>Historical data</u>: Constructed for Edward Delbridge a builder. Number 7 was built in 1859, and nos. 9 and 11 in 1862. E. Delbridge owned the properties until 1869 (and lived in no. 7 in 1868); from 1869 until at least 1900, Mrs. Delbridge owned the buildings and lived in no. 9 in 1890.
<u>Intactness</u>: facade, slate roofing, chimneys.

13,15 <u>Historical data</u>: Constructed in 1865 by William Bennett, a grocer, and owned by the Bennetts until at least 1900, who occupied number 15 from 1865-1885.
<u>Intactness</u>: facade, parapet, cast iron fence.

21,23, <u>Historical data</u>: Numbers 21-25 were constructed prior to 1858
25,27 and number 27 probably constructed in 1867. All were built by Edward Delbridge, a builder, whose son(?) lived in no. 25 from 1858-1866 and from 1869-1876. The properties were owned by Delbridge and his estate until 1894 and were then sold to the London Bank.
<u>Intactness</u>: facade, parapet, double storey verandah, cast iron friezes and balustrading intact (apart from 1st floor verandah frieze to no. 21), cast iron fences.

A11 Moor Street West Precinct (CONTD.)

Moor Street - north side (Cont.)

29-31   Historical data: Number 31 was constructed in 1887 for James
Riddle, a plumber of Hawthorn who owned the property until at
least 1900; number 29 was built earlier, possibly pre 1858.
Intactness: substantially intact facade, semi-intact parapet
and pediment, vases, double storey verandah (infilled to no. 31),
cast iron frieze and balustrading to no. 29, cast iron fence.

45   Larcher Dairies - Intactness: house: facade (face brickwork)
slate roof, terracotta ridge capping and finial, chimney, cast
iron friezes, brackets and balustrading, path and verandah floor
tiling, door joinery with leadlighting, cast iron fence.

Moor Street - south side

4   Historical data: constructed pre 1858.
Intactness: facade, face brickwork.

6   Historical data: constructed pre 1858? owned by Alex Jamieson,
grocer from 1886-1900.
Intactness: facade, face bluestone.

8   Historical data: constructed pre 1858 for Alex Jamieson, a grocer,
who lived in the house from 1858-1860 and from 1871 to 1891.
Intactness: facade, dormer window.

10-16   "George Terrace" Historical data: constructed in 1889 for Robert
W. Best who did not live in any of the properties.
Intactness: facade, bracketed cornice, parapet with circle motif,
pediments, (cement render eaves, parapet and pediment to 14,16),
double storey verandah, cast iron friezes, brackets, balustrading
of columns (only columns to no. 12 and 16), verandah floor tiling,
cast iron fence.

20-26   Historical data: The history of this terrace is somewhat confusing
Numbers 20 and 22 were built in c1863, whilst number 24-26 was
recorded prior to this date as a large house (from 1859-1863).
In 1863 the description of 24 and 26 matches that of 20 and 22.
It appears that the earlier dwelling was demolished/destroyed/or
altered to form two houses. This terrace known as "Regent
Terrace" in 1867, was constructed in c1863 for John Michael whose
family owned the property until 1898.
Intactness: facade cornice verandah, cast iron fence.

28,30   Historical data: constructed pre 1858.
Intactness: facade, (unpainted bluestone ground floor No. 30),
verandah, cast iron fence to 30.

32   Historical data: constructed pre 1858.
Intactness: semi-intact facade, parapet, pediment, double storey
verandah, fern pattern cast iron balustrade, cast iron column,
verandah floor tiling, cast iron fence.

34-36   "Talborg House" Historical data: constructed pre 1858.
Intactness: facade, parapet, pediment, double storey verandah,
wrought iron swag belly balustrading, cast iron friezes, brackets,
columns, cast iron fence.

A12 Blanche Terrace Streetscape

(i)   <u>Boundary Definition</u>:

163-18 1 Victoria Parade (north side).

(ii) <u>Streetscape Description</u>:

The significance of the streetscape derives from:

(a) the intact nature of each terrace sequence.

(b) the intact building components, including the cast iron fencing along the streetscape (except for 173,175).

(c) the high architectural significance of the buildings within this streetscape. (see building schedule below).

(iii) <u>Building Schedule</u>:

The following buildings contribute to the character of the streetscape:

163   <u>Historical data</u>: constructed in 1868 for Mr. George Swanson, a gentleman who lived in the house until 1892. It remained in his estate until 1895 and in 1896 was sold.
<u>Intactness</u>: facade, parapet, urns, double storey verandah, cast iron frieze posts brackets and balustrading, cast iron fence. Note:fine west wall elevation to George Street.

165   <u>Historical data</u>: constructed in 1869 for Mr. George Swanson, and rented out to various tenants.
<u>Intactness</u>: as for 163.

167   <u>Historical data</u>: constructed prior to 1860, and owned by William Cumming from this date until 1893, when it was sold to Henry Raphael.
<u>Intactness</u>: semi-intact facade, double storey verandah, cast iron balustrade.

169-179* "Blanche Terrace" <u>Historical data</u>: constructed in 1866-67 (175,177,179 constructed in 1866) for Henry Mills who did not occupy any of the dwellings, but rented them out. In 1871 James Callaghan, a boat importer, bought the terrace and lived in number 179 from 1878-1900. Like Falconer Terrace,Napier Street, this building provides an excellent example of an intact, arcaded continuous terrace. (In 179 Victoria Parade, the author Henry Handel Richardson was born on 3rd January 1870. The Ratebooks list William Lindsay Richardson as occupier of this building for one year only - 1869/1870.
<u>Intactness</u>: facade, parapet, ground floor arcade, cast iron fencing (except to 173,175).

181   <u>Historical data</u>: house was built in 1862 for Robert Russell, architect,who possibly designed it. Russell owned the house from 1862-1867 and 1871 and Mrs. Russell is listed as owner in 1868-1870 and 1872-1892, Robert Russell occupied the house for various years from 1863-1877. Architect Thomas S. Kibble occupied No. 181 from 1887-1890.
<u>Intactness</u>: facade, parapet, double storey verandah, cast iron brackets, balustrade, frieze and posts, verandah floor tiling, cast iron fence.

A13 Gertrude Street Streetscape

(i)   Boundary Definition:

Streetscape from Nos. 153-173 Gertrude Street north side and nos. 158-164 Gertrude Street south side. (note: This streetscape forms part of area B2).

(ii) Streetscape Description:

The significance of the streetscape derives from:

(a) the high architectural quality of the individual buildings (refer building schedule).

(b) the continuity of elements, parapet, window openings, stringcourses etc.

(c) the ornate architectural detailing providing a varied facade at first floor level.

(d) the intact nature of the buildings above ground floor level.

(iii) Building Schedule:

The following buildings contribute to the character of the streetscape:

Gertrude Street – south side

158-164* Historical data: constructed in 1887 for C.R. Blackett a well known chemist, to the design of architects Tappin, Gilbert and Dennehy.
Intactness: facade, face red brickwork, freestone detailing, steep slate roof, chimneys, gable end motifs, arcaded verandah, wrought iron balustrading, cantilevered bullnose awning (not original but compatible).

Gertrude Street – north side

153-157   Intactness: upper floor facade, parapet, urns, chimneys, window hoods, decorative cement work, intact shop front to 157.
161-167   Intactness: upper floor facade, balustraded parapet (infilled to 161), pediment with scrolls, unpainted cement render finish, elaborate window surrounds, cement render decorative elements.
169-171   Intactness: upper floor facade, elaborate part balustraded parapet, pedimental motif, elaborate window surrounds.
173   Intactness: upper floor facade, parapet.

A14 Gertrude/George Street Streetscape

(i)   Boundary Definition:

Streetscape from Nos. 184-204 Gertrude Street south side (note: This streetscape forms part of area B2).

(ii)   Streetscape Description:

The significance of the streetscape derives from:

(a) the consistent and elaborate first floor facade of all these buildings.

(b) the high architectural quality of the buildings within the streetscape.

(c) the unpainted cement render finish to these buildings.

(d) the continuous and cantilevered awning supported on elaborate wrought iron brackets which unifies this whole streetscape.

(iii) Building Schedule:

The following buildings contribute to the character of the streetscape:

184-186	(Fitzroy Antiques) Historical data: constructed in 1888 to the design of F.M. White and Son architects (*Building Engineering and Mining Journal* 28.7.1888). An early photo shows building with an additional two floors - these have subsequently been removed (*Leader* 8.2.1896). Intactness: upper floor facade, balustraded parapet, pedimental motifs, unpainted cement render finish, cantilevered verandah with elaborate wrought iron brackets.
188-194	Intactness: upper floor facade, parapet, window hoods, elaborate cement render detailing, cantilevered verandah and brackets.
200	Intactness: upper floor facade, balustraded parapet, unpainted cement render finish, pedimental window heads, (note: this building has similar detailing to 184-186) cantilevered verandah and brackets.
204	"Johnston's" Intactness: upper floor facade, bracketed cornice, balustraded parapet, cast iron window colonnettes, decorative cement stringcourse, cantilevered verandah and brackets.

A15 Napier Street/Uniting Church Streetscape

(i)   Boundary Definition:

Streetscape on east side of Napier Street from Nos. 118-134.

(ii)   Streetscape Description:

The significance of the streetscape derives from:

(a) the focal point provided by the Uniting Church.

(b) the established street trees.

(c) the high architectural quality of individual buildings (refer
    · building schedule) within the streetscape.

(d) the continuity of cast iron fences.

(iii) Building Schedule:

The following buildings contribute to the character of the streetscape:

118-   "Fitzroy Terrace" Intactness: facade, parapet, pedimental
122   motif with scrolls, slate roof, chimneys, double storey
          verandah, cast iron friezes, brackets and balustrading
          (friezes missing to 118), cast iron columns to 122, verandah
          floor tiling, cast iron fence.
Uniting Church* Historical data: Constructed as the Presbyterian
          Church in 1871 to the design of architect George Browne, and
          built by James Sumner. A good example of an intact early
          English Gothic bluestone church. The cast iron fence is
          intact and noteworthy.
134   Intactness: facade, chimneys, verandah, cast iron fence.

A16 Webb Street Streetscape

(i)   Boundary Definition:

Streetscape on north side of Webb Street between nos. 73-79.

(ii)   Streetscape Description:

(a) the remarkable sequence of polychrome brickwork provided by
    nos. 73 and 79.

(iii) Building Schedule:

The following buildings contribute to the character of the area:

73   Intactness: facade (elaborate polychrome brickwork), bracketed
      cornice and parapet, arcaded ground floor, verandah.
77   Intactness: facade (face red brickwork with cream brick window
      and door surrounds), cement render parapet, cement render
      stringcourse, cement render window base panels.

A17 Smith Street Streetscape (i)

(i) **Boundary Definition:**

Smith Street, west side nos. 119-129 "Stanford Block" (note: this streetscape forms part of recommended area B3).

(ii) **Streetscape Description:**

The significance of the streetscape derives from:

(a) the intact and elaborate first and second floor facade of this building, which is of an unpainted cement render finish.

(b) the repetition of elements along the facade; the paved windows on the first floor; the upper floor single windows with triple keystones and architraves; the elaborate bracketed cornice at first floor level, and the balustraded parapet with pedimental motif crowning the building.

(iii) **Building Schedule:**

See (i) and (ii) above.

A18 Smith Street Streetscape (ii)

(i) **Boundary Definition:**

Smith Street west side from 145-181 (note: this streetscape forms part of recommended area B3)

(ii) **Streetscape Description:**

The significance of the streetscape derives from:-

(a) the high architectural quality of the individual buildings which comprise the streetscape (see building schedule below).

(b) the two prominent corner buildings (the T.A.B. and the National Bank) which provide focal points and attractive street corner elements.

(c) the variety of scale of the four buildings within the streetscape; which vary from two storey to four storey.

(d) the ornate architectural elements, in particular the variety of window openings, and the continuation of stringcourses, which produce a variety of interesting facades.

A18 Smith Street Streetscape (ii) (CONTD.)

(iii) <u>Building Schedule</u>:

The following buildings contribute to the significance of the streetscape:

Smith Street - west side

145-163 Diamond Cut Lingerie (1911) - <u>Intactness</u>: upper floor facades (three storeys) intact; ornate architectural detailing; protecting bow windows with cast iron balconettes; elaborate parapet with ornate central pedimental motif with head.

165-167* (T.A.B. Office) - <u>Historical data</u>: Former Union Bank, constructed in 1887 to the design of architects Inskip and Robertson. An excellent example of an intact boom style, high Victorian bank.
<u>Intactness</u>: intact facade, ornate balustraded parapet with intact balls and corner pedimental motif, elaborate articulation of elements (particularly windows), decorative frieze and swags, double storey arcade to 165 with ornate pillars to the first floor, intact cast iron fencing to arcade, door joinery to 165 with elaborate lead lighting to the fanlight, wrought iron panel work to corner entrance.

169* National Bank - <u>Historical data</u>: A branch of the National Bank was opened on this site on 2.10.65. On 29.2.1872, architect Leonard Terry called tenders for the construction of this bank. It is an excellent example of a conservative classical Terry bank and provides an important corner element.
<u>Intactness</u>: intact facade, chimney, balustrading parapet removed, new entrance door, unpainted bluestone base course, unpainted freestone facade, wrought iron window guards.

173-181 (Patersons) <u>Intactness</u>: upper floor facade (three storeys) elaborate cornice and parapet.

A19 Smith Street Streetscape (iii)

(i)   <u>Boundary Definition</u>:

Smith Street, west side numbers 193-207.* (note: This streetscape forms part of recommended area B3)

(ii)   <u>Streetscape Description and Building Schedule</u>:

This building was contructed in 1888 for J. Woods to the design of the architect Norman Hitchcock.   The building represents Hitchcock's most ambitious commercial project undertaken but has been altered by the demolition of two bays (now the Commonwealth Bank) and removal of the third floor. The surviving upper floor facade of this building is intact apart from the painting to nos. 199-201. The rest is unpainted cement render work. The facade is extremely ornate and provides a contributory element to the Smith Street Precinct.

A20 Smith Street Streetscape (iv)

(i)   Boundary Definition:

Smith Street, west side, numbers 219-257 (Note: this streetscape forms part of recommended area B3).

(ii) Streetscape Description:

The significance of the streetscape derives from:

(a) the variety of buildings within the streetscape, mostly of high architectural quality (refer building schedule).

(b) the elaborate upper floor facade treatments which provide variety to the streetscape.

(c) the prominent corner building (Leader Products and the Sydney Hotel) which provide focal points to the precinct.

(iii) Building Schedule:

The following buildings contribute to the significance of the streetscape:

Smith Street - west side

219	"Hannafords Pianos and Organs" Intactness: upper floor facade (window glazing painted), elaborate and unusual Art Nouveau oriel windows with lush plaster foliage to upper section and to recessed panel behind.
221	Historical data: formerly the Bank of New South Wales. (Refer PH 70) Intactness: upper floor facade, dentilated cornice, elaborate parapet with pedimental motif, (windows infilled), window architraves with masked keystones.
223	Raven Funeral Parlour - Intactness: upper floor facade, parapet, date plate with scrolls, original timber blind hoods, window hoods supported on scrolls.
229-235	Intactness: upper floor facade contributory.
237-239	Intactness: upper floor facade, parapet, bracketed cornice, pedimental motif.
241	Sydney Hotel - Intactness: facade, chimneys (unpainted brickwork), elaborate window surrounds.
243-251	(Leader Products etc) formerly Ackmans. Intactness: upper floor facade (three floors), balustraded parapet, dentilated stringcourses, pilasters, arcuated system of window opening. (Detailing to 249-253 differs, and is in fact a different building but is unified by the stringcourses and window articulation).
253-255	Intactness: upper floor facade, dentilated cornice, parapet.
257	Intactness: upper floor facade (face brickwork), cement render detailing to gable ends and corner tower, sheet metal tower roofing.

A21 Johnston Street Streetscape

(i)   Boundary Definition:

Johnston Street south side between Rochester Street and George Street
(nos. 188 - Rochester Castle Hotel).

(ii) Streetscape Description:

The significance of the streetscape derives from:

(a) the high architectural quality of all the individual buildings.

(b) the intact and consistent row of single storey terraces (nos. 188-200
Johnston Street) with continuous parapets, consistent cast iron friezes
and intact cast iron fences.

(c) the ornate and intact corner hotel building.

(iii) Building Schedule:

The following buildings contribute to the significance of the streetscape:

Johnston Street - south side

188-200   A continuous single storey terrace. Intactness: facade, cornice,
          parapet, chimney, verandah, cast iron brackets and frieze,
          cast iron fence, verandah floor tiling to 188, 190, 194, 196,
          198.
Rochester Castle Hotel - Intactness: intact facade, balustraded parapet
          with spiked balls and urns, bracketed cornice, chimneys, slate
          roof to George Street elevation, window hoods and door hoods,
          with brackets, elaborate acanthus frieze.

A22 Napier Street North Streetscape

(i)   Boundary Definition:

Napier Street, east and west side, from 384-402 (east side) and 399, 401
(West side).

(ii) Streetscape Description:

The character of the streetscape derives from:

(a) the consistent row of substantially intact Edwardian terrace houses
which make up this streetscape.

(b) the continuation and repetition of elements; terracotta ridge capping,
slate roof, front gablets with terracotta ridge capping and finial,
elaborate timber fretwork, and projecting three part windows.

(c) the established street trees.

(iii) Building Schedule:

All buildings have:

Intact facade (apart from 400 with new windows) slate roof, decorative
terracotta ridge capping with finials, bullnose verandahs, elaborate
timber fretwork (apart from one house   which has an appropriate cast
iron frieze), verandah floor tiling and an original fence to No. 398.
Numbers 396-402 are slightly different, being paired, semi-detached
houses, of a similar design, except for the hipped roofs.

A23 Kerr Street Streetscape

(i)   Boundary Definition:

Streetscape along Kerr Street south side Nos. 102-122

(ii)   Streetscape Description:

The significance of the streetscape derives from:

(a) the consistent group of intact red brick single storey Edwardian
    terraces (nos. 116-122).

(b) the contracting scale and materials of the single storey brick
    terraces, double storey brick and bluestone terraces and the three
    storey cement rendered terrace house.

(c) the high architectural quality of the individual buildings (see
    building schedule)

(iii) Building Schedule:

The following buildings contribute to the character of the streetscape:

102	"Sandhurst House" Historical data: In 1888 for Julius Stotters a haydealer who occupied the building for one year and owned it until at least 1900. Intactness: facade (original cement render), balustraded parapet, double storey verandah (to a three storey facade), cast iron brackets, friezes, columns and balustrades, cast iron fence, verandah floor tiling.
106	Historical data: constructed in 1873 for Joseph Brett, a book binder, who owned and occupied the house until 1886; from 1887-1896 William Thomson owned but did not occupy the house. (In 1892, Henry Cameron, a builder occupied the house for one year only.) Intactness: facade, face brickwork, verandah, cast iron frieze, brackets and columns, path and verandah floor tiling, picket fence.
108	Historical data: constructed in 1878 for James Langham a carter, who owned and occupied the house until at least 1900. Intactness: facade, face brickwork, parapet, chimney, verandah, cast iron frieze and brackets, path and verandah floor tiling, picket fence.
110,112	Historical data: constructed prior to 1858 and owned by James Horsley, a carter until 1872, (who occupied No. 112 until 1867). In 1873 both properties were purchased by James Langham who owned them until at least 1900. Intactness: facade, face bluestone, chimney.
114	Historical data: constructed in 1890 for James Langham who owned the house until at least 1900. Intactness: identical to 108 except for different pattern cast iron brackets and wire mesh fence.
116-122	A consistent intact group of Edwardian Terraces. Intactness: facade, chimney, timbered gable end with projecting finial, verandah, delicate timber fretwork, verandah floor tiling fence.

A24 Nicholson Street Streetscape

(i)   Boundary Definition:

Nicholson Street, east side Nos. 320-326.

(ii)   Streetscape Description:

The significance of the streetscape derives from:

(a) the high standard of detailing to the whole terrace; the cornice, window surrounds with pediments and sills supported on consoles; the increased frieze at the first floor line; the verandah floor tiling, and the continuous cast iron fence on bluestone plinth.

(iii) Building Schedule:

320-326   Intactness: facade, cornice, pedimental name plate, windows (with surrounds described above), verandah, cast iron frieze and brackets (to nos. 322 and 324), verandah floor tiling.

A25 Spring Street/Argyle Street Streetscape

(i)   Boundary Definition:

Spring Street east side nos. 2-6 and corner factory along Spring and Argyle Street.

(ii)   Streetscape Description:

The significance of the streetscape derives from:

(a) the dominating and decorative corner element provided by the substantially intact polychrome brick factory.

(b) the high quality of the double storey terraces nos. 2-6.

(iii) Building Schedule:

The following buildings contribute to the character of the streetscape:

Spring Street - east side

2,4,6   Three identical intact and highly decorative double storey terraces.
Historical data: constructed in 1890, for Robert Harrison, who constructed the adjacent factory; owned by Barbara Harrison until at least 1900; Harrison did not live in any of the properties.
Intactness: Chimneys (with original cement render), elaborate facade treatment with archivolt mouldings and keystones terminated with capitals around the windows and doors; dentillated transom bars, tabernacle niches on the verandah dividing and end walls, verandah floor tiling, cast iron fences.

8*   (Corner warehouse building) - Historical data: constructed in 1881-1882 for Robert Harrison as a Cordial Factory.

A25 Spring Street/Argyle Street Streetscape (CONTD.)

Spring Street Facade:

Intactness: polychrome brick with contrasting brick gable roundels, window surrounds and stringcourse; rendered and painted stringcourse/name plate band; face bluestone base course.

Argyle Street Facade:

Intactness: face brickwork, with contrasting brick bands and window heads. (Parapet reads faintly "Wool Store Wool Waste Wool Merchants")

A26 King William Street Streetscape

(i) Boundary Definition:

King William Street north side, nos. 3-27.

(ii) Streetscape Description:

The significance of the streetscape derives from:

(a) the continuous two storey scale of the streetscape.

(b) the continuation of building components, stringcourses, cornices, drafted masonry bands to the ground floor window openings etc.

(c) the successful screening of the new flats opposite by vegetation which provides a green backdrop to the terraces opposite.

(d) the substantial number of early buildings. Numbers 9-23 were constructed prior to 1858. (see building schedule below).

(iii) Building Schedule:

The following buildings contribute to the character of the streetscape:

3,5	Intactness: parapet, chimneys (double storey addition in place of verandah; facade behind may be semi-intact).
7	Historical data: Constructed in 1868 for Alex Grant, a solicitor who occupied the building until 1875 and owned it until at least 1900. It was used for boarders in 1869, and from 1889-1896.
	Intactness: facade, cornice, parapet, chimney.
9,19	Historical data: constructed possibly in two sections; Nos. 9,11,13 prior to 1858 probably for John Sloane who owned the buildings from 1858-1869 (but did not occupy them); and nos. 15,17 and 19 for William Bates possibly in 1857, as the ratebooks record all properties as "unfinished" in 1858. Bates owned the properties until at least 1900.
	Intactness: facade, cornice, parapet, one chimney.
21	Historical data: constructed prior to 1858.
	Intactness: facade, cornice, parapet.
23	Historical data: constructed prior to 1858, probably by Robert Powell a mason. Herbert Powell owned and occupied the building from 1859-1862 and occupied it for a further 6 years.
	Intactness: facade, cornice, parapet.
27	Historical data: Constructed in 1865 for James Farrell who owned the building until 1895, and remained in the Farrell family until at least 1900. From 1891-1893 the house was used for lodgers.
	Intactness: facade, cornice, parapet, chimney.

B1 Gertrude Street West Precinct

(i)   Boundary Definition:

Area on north and south side of Gertrude Street from 6–56
Gertrude Street (south side)and from 9–Caltex Service Station
(north side).

(ii)   Area Description:

The importance   of the area derives from:

(a) the consistent two storey scale of the Victorian and
    Edwardian buildings on Gertrude Street (south side) and
    on the north side nos. 11-15.

(b) the high architectural quality of some of the individual
    buildings within the area, in particular nos. 14-16*,
    the Carlton Club Hotel, number 11, upper floor facades of
    13-15, and nos. 42,44,46 (in poor condition, but excellent
    examples of Edwardian verandahs).

(c) the vista to the west closed by the Exhibition Gardens.

This area serves as a critical link and an extension to Areas
A1 and A2. It is only the intrusions of the service station,
the body repairs shop and the Group Agencies buildings which
disrupt and discontinue the character of the area.

B2 Gertrude Street East Precinct

(i)   Boundary Definition:

Area along Gertrude Street from 153–235 Gertrude Street
(north side)   from 148 –222 Gertrude Street (south side)
and 70,72 Napier Street (Corner Gertrude Street)

(ii)   Area Description:

The importance of the area derives from:

(a) the reasonably consistent double storey Victorian shops
    which comprise the area.

(b) the substantial number of architecturally important
    buildings within the precinct: in particular numbers
    153-175 and 158-164 form Streetscape A12, and numbers
    186-208 which comprise streetscape A13.

(c) the repetition of architectural elements such as parapets,
    string courses, and window openings which unify the
    precinct.

There are two vacant blocks within the precinct: sympathetic
infill is to be encouraged to retain the Victorian scale of
the precinct.

B3 Smith Street Precinct

(i)   <u>Boundary Definition</u>:

Area along Smith Street west side from no s. 55-363 (excluding 83-87A) and including no s 93-107 Charles Street (north side) and 223-227 Moor Street (north side). The area is considered to be a precinct due to the large number of Victorian and Edwardian buildings on the Fitzroy side (west side) and the sympathetic commercial Victorian and Edwardian buildings on the Collingwood side of Smith Street (east side).

(ii)   <u>Area Description</u>:

The importance of the area derives from:

(a) the substantially intact upper floor Victorian and Edwardian facades of the buildings within the area. These are matched on the Collingwood side of Smith Street, by a similar succession of Victorian and Edwardian facades.

(b) the two and three storey scale of this commercial precinct without intrusion of high buildings or large modern complexes

(c) the variety of upper floor facades with elaborate fenestration and parapet treatment. The area is characterised by a diversity of upper floor facade treatments.

(d) the substantial number of architecturally important buildings within the precinct Streetscape A16, A17, A18, and A19 fall within this area.

(e) the prominent corner buildings which provide focal points within the precinct: in particular the State Savings Bank and the Birmingham Hotel (cnr. Johnston Street); nos. 359-363 Smith Street (cnr. Argyle Street); 285-289 Smith Street and 279-281 (cnr. Greeves Street); 255 and 257 corner St. David Street; the Sydney Hotel and the "Leader" building (corner Hodgson Street); nos. 194-207 (cnr. Charles Street); the National Bank and the T.A.B. building (corner Webb Street).

B4 Gore Street Precinct

(i)   <u>Boundary Definition</u>

Gore Street east and west side from 87-165 west side and 80-154 east side.

The following consistent streetscapes were noted:

        87-91 Gore Street (west side)
        117-129 Gore Street (west side)
        137-159 Gore Street (west side)

        92,94 Gore Street (east side)
        104-112 Gore Street (east side)
        132-154 Gore Street (east side)

(ii)   <u>Area Description</u>:

The importance of the precinct derives from:

(a)   the number of substantially intact double storey Victorian terrace.

(b)   the number of terraces on the east side with basements to the street.

(c)   the buildings of considerable architectural importance, in particular 87-91 Gore Street, no. 104 and 125 Gore Street.

B5 George Street Precinct

(i)   <u>Boundary Definition</u>:

Area on east and west side of George Street from 103-215 (west side) and 106-186 (east side) and 47,51,52,53 Charles Street.

The following consistent Streetscapes were noted:

        103-109 George Street (west side)
        121-131 George Street (west side)
        139-147 George Street (west side)
        157-165 George Street (west side)
        173-185 George Street (west side)
        209-214 George Street (west side)

        132-142 George Street (east side)
        168-186 George Street (east side)

(ii)   <u>Area Description</u>:

The importance of the precinct derives from:

(a) the number of substantially intact single and double storey Victorian terrace houses.

(b) the high architectural quality of some of the buildings within the precinct, in particular Nos. 121-127*, 140, 142, 161, 163, and 213 George Street

B6 St. Marks Precinct

(i)   <u>Boundary Definition</u>:

Precinct around St. Marks Anglican Church including:

         243-255 George Street (west side)
         236, 238 George Street (east side)
         192-202 Moor Street (south side)
         169-209 Moor Street (north side)
         233-245 Gore Street (west side)
         76-88 St. David Street (south side)
         77-83 St. David Street (north side)

The following consistent Streetscapes were noted:

         189-195 Moor Street (north side)
         245-255 George Street (west side)
         233-245 Gore Street (west side)

(ii)   <u>Area Description</u>:

The importance of the precinct derives from:

(a) the dominating element and focal point provided by St. Marks Church which creates unusual and attractivevistas in the precinct.

(b) the number of buildings of architectural importance, including: St. Marks Church* and vicarage, 236 George Street ; and 233-235 Gore Street

(c) the single and double storey primarily Victorian terrace houses which comprise the area.

(d) the closed vista along Hodgson Street which is terminated by St. Marks Church.

(e) the established street trees along George Street and the garden area in front of St. Marks which creates a backdrop of greenery.

B7 Town Hall Precinct

(i)   Boundary Definition:

Area around the Town Hall including:

> 32-48 Condell Street (north side)
> 160 Napier Street - Napier Hotel (east side)
> 227-239 George Street (west side)
> 111-171 Moor Street (north side)
> 164-176 Moor Street (south side)
> All Saints Catholic Church and Hall

The following consistent streetscapes were noted:

> 166-182 Napier Street (south side)
> 32-42 Condell Street (south side)
> 235-239 George Street (west side)
> 167-171 Moor Street (north side)
> 164-172 Moor Street (south side)
> 113-123 Moor Street (north side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the focal point and dominating element provided by the Fitzroy Town Hall.

(b) the variety of building styles and types including Victorian terraces, a factory, Town Hall, Church and Hall, Hotel etc.

(c) the number of buildings of architectural importance within the precinct, including the Town Hall*, All Saints Catholic Church and Hall*, 32-42 Condell Street*and the Napier Hotel*.

(d) the established street trees along Napier Street and the open space of the park, which provides vistas of the Condell terrace and views through to George Street.

B8 Napier Street Precinct

(i)   Boundary Definition:

Area along Napier Street from 237-265 and 287-301 Napier Street (west side) and 242-284 Napier Street (east side).

The following consistent streetscapes were noted:

> 242-252 Napier Street (east side)
> 266-284 Napier Street (east side)
> 255-265 Napier Street (west side)
> 291-293 Napier Street (west side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the established street trees

(b) the high architectural quality of the substantially intact double and single storey Victorian terrace houses

(c) the number of buildings of architectural importance including 242-252; 255-261; 291-293 and the former Salvation Army Citadel.

B9 George Street Precinct

(i)   Boundary Definition:

Area along George Street from 280-346 George Street (east side), and from 281 - State School (west side); Chapel Street 35-39 (north side); and 89,90, 91, 92, 94 and 97 Greeves Street.

The following consistent streetscapes were noted:

     280-304 George Street (east side)
     332-340 George Street (east side)
     281-305 George Street (west side)
     307-315 George Street (west side)
     35-39 Chapel Street (north side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the established street trees

(b) the continuity of the streetscapes (as outlined above) and repetition of building components such as roof line, chimneys, verandahs, parapet.

B10 Gore Street Precinct

(i)   Boundary Definition:

Area along Gore Street from 257-337 Gore Street (west side) and 258-336 Gore Street (east side) and adjoining streets; 106-114, 126-132 Greeves Street (south side); and 101-115, 127-135 Greeves Street (north side); 234-238 Johnston Street and 8, 10 Hargreaves Street.

The following continuous streetscapes were noted:

     109-115 Greeves Street (north side)
     106-114 Greeves Street (south side)
     126-132 Greeves Street (south side)
     256-278 Gore Street (east side)
     322-336 Gore Street (east side)
     331-335 Gore Street (west side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the established street trees along Gore Street.

(b) the number of architecturally and historically important buildings within the precinct including: the Greek Church of Nazarene; Studio (cnr. Gore and Greeves); Russian House 287 Gore Street*; 127 Greeves Street; 135 Greeves Street; 8, 10 Hargreaves Street .

(c) the high quality of the general building stock within the area, and the consistency of Victorian terrace houses.

B11 George Street North Precinct

(i)   <u>Boundary Definition</u>:

Area on east and west side of George Street from 436-484
George Street (east side) and 443-481 George Street (west side).

(ii)   <u>Area Description</u>:

The importance of the precinct derives from:

(a) the single storey scale of the predominantly Edwardian
terrace houses.

(b) the continuation of verandahs, roof lines and chimneys.

B12 Napier Street North Precinct

(i)   <u>Boundary Definition</u>:

Area on east and west side of Napier Street, and adjoining
streets; from 330-440 Napier Street (east side) and 331-
439 Napier Street (west side); 125-137 Leicester Street
(north side); 96-132 Westgarth Street (south side) and
95-133 Westgarth Street (north side).

The following consistent streetscapes were noted:

      331-341 Napier Street (west side)
      359-363 Napier Street (west side)
      383-387 Napier Street (west side) - noteworthy pediments
      427-441 Napier Street (west side)
      330-340 Napier Street (east side)
      370-382 Napier Street (east side)
      384-402 Napier Street (east side) and 399-401 Napier Street
       (west side) - <u>note</u> this forms Streetscape A21.
      96-106 Westgarth Street (south side)
      131-137 Leicester Street (north side)

(ii)   <u>Area Description</u>:

The importance of the precinct derives from:

(a) the established street trees along Napier Street.

(b) the consistent scale and form of the predominantly single
storey buildings within the precinct.

(c) the continuous building components, including verandahs and
parapets.

(d) the architecturally important buildings within the precinct
including:

      128 Westgarth Street
      384-402, and 399, 401 Napier Street

B13 Cecil Street Precinct

(i)   Boundary Definition:

Area on north and south side of Cecil Street from 15-87 Cecil Street (north side) and 6-60 Cecil Street (south side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the consistent quality of the predominantly single storey Victorian terrace houses.

(b) the narrow street which creates a sense of enclosure.

(c) the continuation of building components; verandahs and parapets.

(d) the high architectural quality of the buildings within the precinct, in particular:

      Nos. 37, 39, 85 and 87 Cecil Street

(e) the number of unpainted polychrome and face brick houses in the precinct.

B14 Westgarth Street Precinct

(i)   Boundary Definition:

Area on north and south side of Westgarth Street from 35-69 Westgarth Street (north side) and from 38-66 Westgarth Street (south side).

(ii)   Area Description:

The importance of the precinct derives from:

(a) the predominantly Victorian and Edwardian terrace houses which comprise the area.

(b) buildings of architectural interest, in particular number 55 Westgarth Street (north side)

B15 Brunswick Street North Precinct

(i)   <u>Boundary Definition:</u>

Area along Brunswick Street from 354-424 Brunswick Street
(east side) and 351-451 Brunswick Street (west side) and 81-87
Westgarth Street (north side) and 104-120 Alexandra Parade
(south side) and the Royal Derby Hotel (cnr. Brunswick Street
and Alexandra Parade).

(ii)   <u>Area Description:</u>

The importance of the precinct derives from:

(a)   the commercial precinct along Brunswick Street which serves
      as an extension of area A6 and provides a number of intact
      and semi intact Victorian and Edwardian first floor Shop
      facades, in particular:

     351-375 Brunswick Street (west side)
     377-395 Brunswick Street (west side)
     401-411 Brunswick Street (west side)
     413-419 Brunswick Street (west side)
     439-451 Brunswick Street (west side)
     370-372 Brunswick Street (east side)
     376-390 Brunswick Street (east side) (excluding Nos.
       386-388 and 380)
     396 Brunswick Street Street (east side)
     404-410 Brunswick Street (east side)
     412, 414 Brunswick Street (east side)

(b)   the number of buildings of architectural importance including:

     Mykonas Tavern, 410 Brunswick Street (east side)
     422 (AD 1859 Cavan Hotel)Brunswick Street (east side)

     433 Brunswick Street.

(c)   the continuous single storey intact streetscape of 81-87
      Westgarth Street (north side) with picket fences, continuous
      unpainted brick parapet and cast iron work.

B16 Argyle/Fitzroy Street Precinct

(i)   Boundary Definition:

Corner of Argyle and Fitzroy Streets, from 347-369 Fitzroy
Street, 55, 57 Argyle Street and corner warehouse building
(71 Argyle Street, Arthur Engineering Co. Pty. Ltd.)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the consistent double storey terrace (347-363 Fitzroy
    Street) which provides an important streetscape element.

(b) the single storey brick corner building (no. 365 Fitzroy
    Street) which appears to be an early corner store.

(c) the dominating element of the polychrome warehouse (71
    Argyle Street), an excellent example of a substantially
    intact polychrome warehouse.

B17 Victoria Street East Precinct

(i)   Boundary Definition:

Victoria Street north and south side from 112-124 (south side)
and 113-125 (north side) and 260-266 Young Street (east side).

(ii)   Area Description:

The importance of the precinct derives from:

(a) the substantially intact row of single and double storey
    terraces on the south side of Victoria Street with continuous
    cast iron fencing.

(b) the vista to the east which is closed and terminated by the
    single storey terrace house and warehouse buildings.

(c) the prominent corner element provided by the intact polychrome
    warehouse building (no. 121-125 Victoria Street)

B18 Greeves Street East Precinct

(1)   Boundary Definition:

Area along Greeves Street, from 35-53 Greeves Street (north side) and from 46-56 Greeves Street (south side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the substantially intact consistent double storey terrace (Albert Terrace 1877) with continuous parapet, verandah and balcony line and cast iron work, including fence.

(b) the consistent low scale residential quality of the precinct, with a variety of residential houses on the south side.

(c) the vista to the west which is broken by the important Brunswick Street buildings, (part of precinct A6) and terminated by the Greeves Street / Mahoney Street precinct. (Precinct A7).

B19 Brunswick Street Precinct

(1)   Boundary Definition:

Area along Brunswick Street from 174-232 Brunswick Street (east side) and 175-231 Brunswick Street (west side).

The following consistent streetscapes were noted:

        181-193 Brunswick Street (west side)
        211-231 Brunswick Street (west side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the buildings of architectural significance within the precinct, in particular 174 Brunswick Street*   and the Perseverence Hotel* which provide important corner focal points.

(b) the consistent double and triple storey scale of the precinct.

(c) the vista to the south which is terminated by St. Patricks Cathedral.

This precinct may be regarded as an extension of precinct A6, and provides an important continuation of low scale Victorian and Edwardian Buildings.

B20 Moor Street/Fitzroy Street Precinct

(i)   Boundary Definition:

Area along Moor Street from 52-82 Moor Street (south side) and 57-85 Moor Street (north side), 2-14 John Street (east side) 271-283 Fitzroy Street (west side) and 270, 272 Fitzroy Street (east side).

(ii)   Area Description:

The importance of the precinct derives from:

(a) the continuous double storey terrace in John Street with continuous roof line cornice and eaves bracket, and fenestration.

(b) the variety of residential buildings along Moor Street (single and double storey terrace houses) and the large face brick warehouse (57-63 Moor Street).

(c) the consistent single storey terrace along Fitzroy Street (Nos. 271-283 West side) and the imposing two storey arcaded house No. 272 Fitzroy Street (east side).

B21 King William Street Precinct

(i)   Boundary Definition:

Area along King William Street from 3-87 (north side) and from 66-82 (south side); 214-226 Fitzroy Street (east side) and 59-71 Hanover Street (north side).

The following consistent streetscapes were noted:

      3-25 King William Street (north side): Note: This forms Streetscape A26.
      63-79 King William Street (north side)
      66-82 King William Street (south side)
      214-226 Fitzroy Street (east side)
      59-71 Hanover Street (north side)

(ii)   Area Description:

The importance of the precinct derives from:

(a) the consistent double storey terrace houses which face each other across King William Street.

(b) the high architectural quality of the terrace houses along King William Street and the building 76-78 King William Street.

(c) the variety of substantially intact Victorian buildings along Fitzroy Street and Hanover Street.

B22 Brunswick Street Streetscape

(i)   Boundary Definition:

From 141-153 Brunswick Street (west side).

(ii)   Streetscape Description:

The importance of the streetscape derives from:

(a) the imposing three storey Brotherhood of St. Laurence Building
    (number 141-3) with decorative facade;

(b) the corner element provided by the modest two storey building No.
    153.

B23 Brunswick/Palmer Street Streetscape

(i)   Boundary Definition:

From 83-103 Brunswick St. (west side) including the Palmer Street
elevations of these buildings.

(ii)   Streetscape Description:

The importance of the streetscape derives from:

(a) the continuation of decorative building components; parapets,
    stringcourses, window surrounds, etc.

(b) the architectural importance of the first floor facades of the
    buildings. Number 83-97 has a consistent treatment of 5 bays of
    increasing widths, with masks, parapet, draped urns etc. Number
    99-103 is an elegant splayed corner building with moulded window
    surrounds, stringcourses etc.

(c) the continuation of facade decoration around into Palmer Street.

(d) the low scale two storey scale of the streetscape.

B24 James Street Streetscape

(i)   Boundary Definition:

From 2 - 10 James Street north side and the bluestone James Street
facade of 115 Brunswick Street (south side of James Street).

(ii)   Streetscape Description:

The importance of the streetscape derives from:

(a) the unusual series of flush fronted houses (2-10 James Street)
    with arched windows and doors to the ground floor (with original
    early 12 paned glass), moulded architraves and keystones. Number
    8 has a dormer window (possibly original?) but 6 has a low cream
    brick upper floor.

(b) the exposed bluestone and brick wall to 115 Brunswick Street.

B25 Fitzroy Street Streetscape

(i)　Boundary Definition:

From 163-193 Fitzroy Street (west side)

(ii)　Streetscape Description:

The importance of the streetscape derives from:

(a) the architectural diversity of the individual buildings ranging from arcaded terraces, warehouse buildings and a church.

(b) the intactness of the buildings with face bluestone and face brick work facades.

B26 Palmer Street Streetscape

(i)　Boundary Definition:

From 38-48 Palmer Street (south side)

(ii)　Streetscape description:

The importance of the streetscape derives from:

(a) the primarily single storey (one double storey) early terrace housing (painted bluestone facades to 42 and 44).

(b) the continuous cast iron fencing to numbers 40 and 38.

(c) the intact building facades.

B27 Gertrude Street Streetscape

(i)　Boundary Definition:

From 102-120 Gertrude Street (south side).

(ii)　Streetscape Description:

The importance of the streetscape derives from:

(a) the intact upper floor shop facades.

(b) the dominating element of 106-108, a four storey building (possibly 1886) with intact and well detailed upper three floors.

(c) the intact and recently painted) shop front to 112-114.

(d) the early upper floor facades of 116-120.

B28 Victoria Parade Streetscape

(i) Boundary Definition:

From 139-149 Victoria Parade (north side).

(ii) Streetscape Desription:

The importance of the streetscape derives from:

(a) a continuous row of two storey terrace houses.

(b) the intact facades to 139-145, with cast iron balustrading friezes, fences etc.

(c) the upper and ground floor facade of "Alexandra Terrace" numbers 145-149 (the verandahs have been altered or removed). The cast iron fence survives to number 145. Note: "Alexandra Terrace" was constructed in 1864-65 for Isaac Lazarus and Henry Folk to the design of architects Austin and Ellis (Argus 7.5.1864 p.3)

B29 Johnston Street Streetscape

(i) Boundary Definition:

From 128-134 Johnston Street (south side) and 141 Johnston Street (north side).

(ii) Streetscape Description:

The importance of the streetscape derives from:

(a) the continuous double storey terrace houses comprising the streetscape.

(b) the simple brick warehouse building of 141 Johnston Street.

B30 George Street North Streetscape

(i) Boundary Definition:

From 412-422 George Street (east side), including the Kerr Street elevation of 412 George Street.

(ii) Streetscape Description:

The importance of the streetscape derives from:

(a) the consistent row of four single storey terrace houses terminated by the double storeyed corner house.

(b) the ornate arcaded facade of the corner building with delicate rendered facade decoration.

B31 Alexandra Parade Streetscape

(i) Boundary Definition:

From 38-72 Alexandra Parade (south side).

(ii) Streetscape Description:

The importance of the streetscape derives from:

(a) the double and single storey terrace housing with decorative parapets, cast iron work, verandahs etc.

(b) the low scale of the streetscape, which provides a pleasing backdrop to this treed main thoroughfare.

B32 Nicholson Street North Streetscape

(i) Boundary Definition:

From 350-366 Nicholson Street (east side).

(ii) Streetscape Description:

The importance of the streetscape derives from:

(a) the single and double storey residences (predominantly face brick) which comprise this streetscape.

(b) the intact nature of all the dwellings, and the decorative elements cast iron, terracotta roof ridging, slate roofs and some cast iron fencing.

B33 Kerr Street West Streetscape

(i) Boundary Definition:

From 51-91 Kerr Street (north side).

(ii) Streetscape Description:

The importance of the streetscape derives from:

(a) the consistent double storey terrace houses from 71-91 Kerr Street

(b) the intact row of polychrome brick single storey terrace houses (nos. 55-63) with ornate cement render parapets, cast iron friezes and fences. The chimneys are also surviving and intact.

B34 Henry Street Streetscape

(i)   Boundary Definition:

From 1-19 Henry Street and 24,26 Spring Street

(ii)   Streetscape Description:

The importance of the streetscape derives from:

(a) the continuous single storey terrace housing with original
slate roofs.

(b) the continuous single storey verandahs and picket fencing to the
Henry Street houses.

(c) the polychrome brick facades of the Fitzroy Street properties with
original slate roofing and chimneys. This terrace pair faces
Henry Street and closes the vista along Henry Street. It serves
to define the boundaries of the streetscape.

B35 Johnston Street Streetscape

(i)   Boundary Definition:

From 28-60 and 74-82 Johnston Street (south side).

(ii)   Streetscape Description:

The importance of the streetscape derives from:

(a) the consistent double storey shop buildings.

(b) the continuous ornate second floor facades with parapets, window
surrounds, stringcourses etc.

(c) the intact shop fronts which survive to some buildings - in particular
numbers 32, 74-82 Johnston Street.

B36 Victoria Street Streetscape

(i)   Boundary Definition:

From 36-72 Victoria Street (south side) and 317-321 Fitzroy Street
(west side).

(ii)   Streetscape Description:

The importance of the streetscape derives from:

(a) The continuous and consistent row of single storey terrace houses,
from 52-70 Victoria Street.

(b) the two storey residences in Victoria Street all of which are of
architectural interest.

(c) the established vegetation and continuous cast iron fencing in
Victoria Street.

(d) the row of three single storey terrace houses in Fitzroy Street.

(14)   *39-49 Brunswick Street C1860*

PART THREE: BUILDING INVENTORY

3.1 Buildings Requested for Investigation

3.1.1 Background;

As outlined in section 1.4 of this report (Historical Background) a substantial amount of the building stock in South Fitzroy is of great architectural and historical significance.

The objective of this section of the report is to investigate buildings with a view to recommending:

(i) addition to the Historic Buildings Register

(ii) addition to the Register of the National Estate

(iii) scheduling under Clause 8 of the Town and Country Planning Act.

In the light of the budget and time constraints of this study it has not been possible for the consultant to investigate every building of architectural and/or historical significance in South Fitzroy. This report concentrates on those buildings of importance which are not already protected by the provisions of the Historic Buildings Act (i.e. are not on the Historic Buildings Register), and those buildings not already on the Register of the National Estate: in the latter instance the National Estate project at the University of Melbourne has been referred to as a record of those buildings currently listed on the Register of the National Estate.

To clearly establish those buildings of importance in South Fitzroy this report attempts to list all buildings of architectural and, where researched, historical importance even though only 30 have been researched by the consultants as part of this study.

The following list represents a summary of all buildings worthy of investigation. Buildings have been separated into two categories - A and B Buildings:

A Category - those buildings which, upon initial inspection appeared to be worthy of addition to the Historic Buildings Register. Priority was been given to the research of these buildings which either verified or negated this assessment.

3.1   BUILDINGS WORTHY OF INVESTIGATION

3.1.1   Background: (Cont.)

B Category - those buildings which appeared, upon initial inspection
of lesser importance than A (above) but which, after investigation
may in fact prove of equal importance. It was considered beyond
the scope of this report to research Category B and it is recom-
mended that this research be undertaken as soon as possible by the
Urban Conservation Advisory Committee.

B category buildings are listed only and no recommendations regard-
ing these buildings are made. Each building has been photographed
and carded onto the standard building inventory card (see 3.1.7).
These cards will remain with the Fitzroy Council for future reference
purposes. Any information located during the course of this study
regarding these buildings has been entered on the cards.

The compiled list is a result of a field survey of South Fitzroy by
the consultants, previous work by members of the Urban Conservation
Advisory Committee (U.C.A.C.), the National Trust and the Fitzroy
Residents' Association.

The buildings are listed in the two categories (A and B) alphabetically
according to street name and building number and the area/streetscape
within the building is located is listed (as defined in part 2 of this
Report). A summary of existing ratings of buildings is provided:
National Trust Listings, whether the building is on the Historic
Buildings Register and whether the building is on the Register of the
National Estate. Indication is shown of who was responsible for the
research of the building with an explanatory key.

Address	Nat. Trust	H.B.R.	Nat. Estate	Research by	Area
BRUNSWICK STREET:					
9 Brunswick Street "Dodgshun House"	C	*	*	N.E.	A2
11 Brunswick Street	C	*		HBPC	A2
13 Brunswick Street	C	*		HBPC	A2
15 Brunswick Street	C		*	N.E.	A2
21 Brunswick Street, "Mononia"				* *	
25-37 Brunswick Street "Barcelona Terrace"	C		*	N.E.	A2
39-49 Brunswick Street	C		*	N.E.	A2
50 Brunswick Street, Champion Hotel				* *	A2
174 Brunswick Street	C		*	N.E.	B19
196 Brunswick Street, Perseverance Hotel				* *	B19
236-252 Brunswick Street				* *	A7
Fitzroy Post Office, Cnr. Brunswick & Johnston Streets				* *	A7
CONDELL STREET:					
32-42 Condell Street (group)	C			N.E.	B7
GEORGE STREET:					
Buvelot's Studio, rear 41 George Street				* *	A4
53-59 George Street				* *	A4
67, 69 George Street				* *	A4
St. Marks Church of England, George Street	C		*	N.E.	B6

Key: Nat Trust - National Trust: C - Classified; R - Recorded
      H.B.R.   - Historic Buildings Register: * - Registered
      Nat. Estate - Register of the National Estate: * - Registered
      Research by - Research was undertaken by :
                    UCAC - Urban Conservation Advisory Committee
                    * * - Consultants

                    HBPC - Historic Buildings Preservation Council.
                           Note: I.P.O. refers to Interim Preservation
                               Order.
                    N.E. - University of Melbourne, National Estate
                               Project.
                    Area - Area/or Streetscape as outlined in Section Two
                           of this report. If building falls within area/
                           streetscape it is noted, e.g. - A1, B2, etc.

<u>Summary of Category A Buildings Investigated by the Consultants</u>
            <u>And Others</u> (Contd.)

Address	Nat. Trust	H.B.R.	Nat. Estate	Research by	Area
GERTRUDE STREET:					
64-78 Gertrude Street "Glass Terrace"	C	*	*	UCAC	A2
GORE STREET:					
36-50 Gore Street	C			* *	A5
189 Gore Street	C		*	N.E.	A6
202 Gore Street	C		*	N.E.	A6
209-221 Gore Street "Cobden Terrace"	C		*	N.E.	A6
287 Gore Street,"Russian House"				* *	B10
300 Gore Street,"Captains House"	C		*	N.E.	B10
331,333,335 Gore Street "Holyrood Terrace"	C	*		HBPC	B10
GREEVES STREET:					
1-30 Greeves Street (all nos.)	C		*	N.E.	A8
HANOVER STREET:					
35-39 Hanover Street	C	*		HBPC	
HARGREAVES STREET:					
8 Hargreaves Street	C		*	N.E.	B10
9 Hargreaves Street	C		*	N.E.	B10
JOHNSTON STREET:					
95-105 Johnston Street Warehouse				N.E. * *	A7
120-122 Johnston Street				* *	A7
KING WILLIAM STREET:					
9-19 King William Street	C		*	N.E.	A26
21, 23 King William Street	R		*	N.E.	A26
All Saints Catholic Church Hall	C		*	N.E.	B7
All Saints Catholic Church					B7

3.1.2 Summary of Category A Buildings Investigated by the Consultants And Others (Contd.)

Address	Nat. Trust	H.B.R.	Nat. Estate	Research by	Area
NAPIER STREET:					
36-50 Napier Street "Falconer Terrace"	C	*	-	HBPC	A3
64-68 Napier Street.				* *	A3
Uniting Church				* *	A15
Fitzroy Town Hall	C		*	N.E.	B7
210 Napier Street, Napier Hotel				* *	B7
166-180 Napier Street, Cottages	C		*	N.E.	B7
182 Napier Street, former Bucks Head Hotel	C		*	N.E.	B7
NICHOLSON STREET:					
40 Nicholson Street, "Osborne House"	R			UCAC	A1
M.M.T.B. Tramways Building				* *	A1
50-68 Nicholson Street, "Royal Terrace"	C	(50-56)*	*	N.E.	A1
82 Nicholson Street, "Grantown House"	R			* *	A1
Convent of Mercy Chapel, Nicholson Street.				* *	A1
Convent of Mercy School, Nicholson Street.				* *	A1
116-118 Nicholson Street, "Daughters of Charity".				* *	A1
122 Nicholson Street (cnr. King William Street)				* *	A1
150-160 Nicholson Street "Catherine Terrace"				* *	A1
SMITH STREET:					
165-167 Smith Street (former Union Bank)				* *	A18
169 Smith Street, National Bank				* *	A18
193-207 Smith Street				* *	A19
SPRING STREET:					
8-10 Spring Street, Factory (cnr. Argyle Street)				* *	A25

3.1.2   Summary of Category A Buildings Investigated by the Consultants And Others (Contd.)

Address	Nat. Trust	H.B.R.	Nat. Estate	Research by	Area
VICTORIA PARADE:					
77 Victoria Parade, Eastern Hill Hotel	C		*	N.E.	A2
163-183 Victoria Parade "Blanche Terrace"	C	163-179*	*	N.E.	A12
203 Victoria Parade	C		*	N.E.	-

TOTAL

* * : 33 buildings were investigated by the Consultants.

N.E. : 25 buildings were investigated by the National Estate Project, University of Melbourne.

H.B.R.: 8 buildings (including terrace sequences) already on the Historic Buildings Register.

TOTAL : 67 CATEGORY 'A' BUILDINGS. (Including terrace sequences).

3.1.3   <u>Summary of 'A' Category Buildings Investigated by the Consultants</u>

<u>As Part of this Study</u>

(Note: These buildings are <u>not</u> on the Historic Buildings
Register or the Register of the National Estate)

Name and Address	Area
BRUNSWICK STREET	
21 Brunswick Street, "Mononia"	A2
50 Brunswick Street, Champion Hotel	A2
196 Brunswick Street, Perseverence Hotel	B19
236-252 Brunswick Street	A7
296 Brunswick Street, Fitzroy Post Office	A7
FITZROY STREET	
167,169 Fitzroy Street	B25
GEORGE STREET	
Buvelots Studio, rear 41 George Street	A4
53-59 George Street	A4
67,69 George Street	A4
119 George Street, "Boston Villa"	B5
121-127 George Street, Letham's Buildings	B5
GERTRUDE STREET	
14-16 Gertrude Street	B1
136 Gertrude Street, former E.S. & A. Bank	-
158-164 Gertrude Street	A13
GORE STREET	
36-50 Gore Street	A5
287 Gore Street, Russian House	B10
JOHNSTON STREET	
95-105 Johnston Street	A7
120-122 Johnston Street	A7
KING WILLIAM STREET	
All Saints Church	B7
NAPIER STREET	
64-68 Napier Street	A3
Uniting Church, Napier Street	A15
210 Napier Street, Napier Hotel	B7

3.1.3   <u>Summary of 'A' Category Buildings Investigated</u> (Contd.)

<u>Name and Address</u>	<u>Area</u>
NICHOLSON STREET	
M.M.T.B. Building, Gertrude Street cnr.	
Nicholson Street	Al
82 Nicholson Street, "Grantown House"	Al
Convent of Mercy Chapel, Nicholson Street	Al
Convent of Mercy School, Nicholson Street	Al
Daughters of Charity, 116-118 Nicholson Street	Al
122 Nicholson Street	Al
150-160 Nicholson Street, Catherine Terrace	Al
SMITH STREET	
165-167 Smith Street, TAB Building	A18
171 Smith Street, National Bank	A18
193-207 Smith Street	A19
SPRING STREET	
8 Spring Street, cnr. Argyle Street	A 25

TOTAL -   33 BUILDINGS

3.1.4 Category B. Buildings Worthy of Investigation

Note : These buildings were not investigated as part of this study. However information collected regarding these buildings, located during the course of the study, was entered on standard building cards and filed at the Fitzroy Council for reference purposes.

Street Number	Street name	Building name	Area/Streetscape
ARGYLE STREET			
71	Argyle St.	"Arthur Engineering Co."	B16
BRUNSWICK STREET			
99-103	Brunswick St.	"Lewis Buildings"	B23
125	Brunswick St.	"Old Colonial Inn" (formerly Brunswick Hotel)	–
184	Brunswick St.	"W.A. Bennetts & Sons"	B19
222	Brunswick St.	–	B20
422	Brunswick St.	"Cavan Hotel"	B16
446	Brunswick St.	"Royal Derby Hotel"	B16
BELL STREET			
Bell Street Special School			A9
CHARLES STREET			
52	Charles St.	"Ace Billiard Tables"	–
93-101	Charles St.	–	B3
105-107	Charles St.	"Fitzroy Cottages"	B3
FITZROY STREET			
34-38	Fitzroy St.	former "Devonshire Arms" Hotel	–
70-82	Fitzroy St.	"Rosephil Terrace"	–
193	Fitzroy St.	Christian Israelite Sanctuary	B25
347-363	Fitzroy St.	–	B16
GEORGE STREET			
94	George St.	–	–
106	George St.	–	B5
174	George St.	–	B5
176	George St.	–	B5
236	George St.	–	B6
342-346	George St.	–	B9
GERTRUDE STREET			
11	Gertrude St.	–	B1
13,15	Gertrude St.	–	B1
40	Gertrude St.	–	B1
106-108	Gertrude St.	–	B27
220-224	Gertrude St.	–	B2

3.1.4   Category B Buildings Worthy of Investigation (Contd.)

Street Number	Street name	Building name	Area/Streetscape
GORE STREET			
87-91	Gore St.	-	B5
98	Gore St.	-	B4
123-125	Gore St.	-	B4
252	Gore St.	"Holophane factory"	-
258	Gore St.	Greek Church	B10
260	Gore St.	-	B10
274,276	Gore St.	-	B10
278	Gore St.	D'Tella Studio	B10
300	Gore St.	"The Captains House"	B10
485	Gore St.	-	-
GREEVES STREET			
97	Greeves St.	-	B9
127	Greeves St.	"Fernleigh"	B10
135	Greeves St.		B10
HANOVER STREET			
36,38	Hanover Street	-	-
HARGREAVES STREET			
8,9	Hargreaves St.	-	B10
KING WILLIAM STREET			
66-74	King William St.	"Katamatite Terrace"	B21
76-78	King William St.	-	B21
MOOR STREET			
65-73	Moor St.	-	B20
104-110	Moor St.	formerly W.A. Bennett's	B19
192-194	Moor St.	-	B6
NAPIER STREET			
337-341	Napier St.	-	B12
SMITH STREET			
71-73	Smith St.	-	B3
99	Smith St.	"1885 Brooks Buildings"	B3
261	Smith St.	-	B3
339	Smith St.	State Savings Bank of Victoria	B3
347-349	Smith St.	-	B3
VICTORIA PARADE			
145-149	Victoria Parade	"Alexandra Terrace"	B28
VICTORIA STREET			
121-125	Victoria St.	-	B17
WESTGARTH STREET			
49	Westgarth St.	-	B14

3.1.5 <u>Legislation for Protection of Buildings</u>

Under current legislation there are four sources of protection
for individual buildings : the Historic Buildings Act, the
Government Buildings Advisory Council Act, Clause 8 of the Town
and Country Planning Act (Third Schedule), and the Register of
the National Estate.

i) <u>The Historic Buildings Register</u>

The Historic Buildings Act 1974 came into force on the 27th
September 1974 to provide for the preservation of buildings,
works and objects of historic or architectural importance.
The initial buildings constituting the register were notified
in the Victorian Government Gazette of the 9th October 1974,
and on the recommendation of the Minister from time to time by
notice published in the Government Gazette any specified build-
ings may be added or removed.

The functions of the Historic Buildings Preservation Council
are, firstly to recommend to the Minister the buildings of
architectural or historical importance which it considers
should be added to the register. Further, the Council has
the duty to consider applications from the owners of designated
buildings to remove, demolish or alter the building.

When a building is added to the Register, notification is made to
the Registrar-General or Registrar of Titles who is obliged to
bring the notice to the attention of persons who search the title
of the land.

The Historic Buildings Preservation Council has power to serve
an interim preservation order on the owner of a building which
it is investigating where, in the opinion of the Council, "it is
necessary or desirable to do so for the purposes of achieving
the objects of this Act". This interim preservation order
remains in force for a period of 6 months or such further period
as specified by the Council, and while it remains in force the
buildings shall not be removed, altered or demolished.

The Minister, on the recommendation of the Council, may grant
special financial assistance to the owner of a designated building.

Before any financial assistance is given, the Minister may require the owner of the land to enter into a covenant to preserve the building.

Any responsible authority which is preparing a planning scheme in which there is a designated building under the Historic Buildings Act shall, in preparing the planning scheme, be concerned to ensure the conservation and enhancement of the designated building.

Any responsible authority which is preparing a planning scheme in which there is a designated building under the Historic Buildings Act shall, in preparing the planning scheme, be concerned to ensure the conservation and enhancement of the designated building.

Public hearings are held when it is intended to alter, add or remove buildings from the Register. Submissions may be presented by any interested body or individual regarding the hearing.

The provisions of Clause 59D of the Historic Buildings Act can be exercised by the City of Fitzroy as the responsible authority. This clause provides for the enhancement through planning controls of a designated Historic Building.

ii) The Government Buildings Advisory Council Act

The Historic Buildings Act 1974 is not generally applied to Government buildings. The relevant legislation for these buildings is the Government Buildings Advisory Council Act 1972. This Act establishes an Advisory Council of ten members of similar composition to the Historic Buildings Preservation Council, to examine whether the building in question is worthy of preservation.

iii) Clause 8 of the Town and Country Planning Act (Third Schedule)

In addition to the Historic Buildings Act, there are provisions for protection of individual buildings under the Town and Country Planning Act (Third Schedule).

Clause 8 states:

The conservation and enhancement of buildings, works, objects sites specified as being of architectural, historical or scientific interest by prohibiting restricting or regulating the use of development of the land concerned or adjacent land and by prohibiting restricting or regulating the pulling down, removal, alteration, decoration or defacement of any such building, work, site or object.

100

This Clause provides protection for buildings of architectural, historical or scientific interest, but which are not necessarily so outstanding as to warrant listing on the Historic Buildings Register. In this report buildings of a local, state-wide and national significance are recommended for protection under this Clause. Those buildings recommended for addition to the Historic Buildings Register are also recommended for specification under Clause 8 - this is to ensure that those buildings which may NOT be registered by the Historic Buildings Preservation Council receive protection by this Clause

Clause 8 has received limited use througout Victoria. In Maldon the Planning Scheme, gazetted in October 1977, utilized Clause 8 for the specification of buildings within the township.

In the City of Ballarat, 11 buildings have been specified under this Clause.

Other municipalities utilizing this Clause include the Shire of Bacchus Marsh, City of Benalla, City of Echuca, and Interim Development Orders over Westernport, Geelong, Shire of Gisborne and the United Shire of Beechworth.

Within the Melbourne Metropolitan area requests from Hawthorn and South Melbourne have been made to the Melbourne and Metropolitan Board of Works, but as yet no action or implementation has been effected.

Clause 8, like the Historic Buildings Act, provides demolition control for buildings. It is a particularly important planning tool for protecting those buildings which are of local significance, but are of insufficient state-wide importance to be listed on the Historic Buildings Register.

3.1.6   Building Selection Criteria
In selecting buildings for investigation in South Fitzroy the following criteria were used as a basis for the selection of buildings of significance. A building is usually chosen on the combination of these criteria, and is generally not an outstanding example of any one criterion.

Architectural Importance:

a) good example of specific style, identifiable as belonging to a certain style.

b) intactness. External/internal.

c) uniqueness.

d) good example of specific architect's work.

e) good example of a type of building e.g. Bank, Model Gaol, School.

f) setting - e.g. intact, appropriate fencing, garden layout, setback, garden/street furniture.

g) good application of specific material e.g. polychrome brickwork, cast iron, timber work.

h) building construction techniques - early or unusual use of materials.

Historical Importance:

a) age, usually selected due to evidence of early building techniques - should be relatively intact. To be verified by research.

b) connection with historical events or important people.

c) first or earliest surviving building of its type.

d) retention of original use - social functions.

3.1.7   CARD INDEX

All building photographs were mounted on the following standard card. The card indexes compiled during the study will become the property of the Fitzroy City Council for future reference purposes. Photographs were taken of the following buildings, and mounted on the standard building card:

(i)   - category A buildings for investigation,

(ii)   - category B buildings,

(iii)   - buildings with A category areas (See 2.2.1.)

Card Index   Standard card Format.

drwgs^1 early^2 title^3 S/CA^4 HBR^5 Nat ^{6} Nat ^{7}
       photo   Trust Estate

Name
Address
Date of construction   present condition/intactness
Dates of alterations
Architect   historical/architectural significance
Builder
First owner/use
Present owner
Present occupier/use

Main construction
material (walls, roof)   environmental area/streetscape.

KEY:

1. drwgs - if any early drawings are located, they are
           indicated in this box

2. early photo- if an early photo is located, this is
           indicated in this box

3. title - the volume and folio number are noted in this
            box

4. S/CA - where information obtained, Section and Crown
            Allotment of the building are noted

5. HBR   - if a building is on the Historic Buildings
            Register, the register number is noted in this
            box

6. Nat.Trust-if a building is designated by the National
            Trust, it is noted in this box

7. Nat.Estate-if a building is on the Register of the
            National Estate, the register number is noted
            in the box.

8.
            Environmental area/streetscape - if a building forms
            part of an environmental area or streetscape (see
            part Two of this report) it is noted in this space.

            On the reverse of the card, a photograph (with film and
            frame number noted) and references are included.

            All those buildings worthy of investigation (see 3.1.3
            above) have been filed into one card box and the
            remainder of buildings filed into a second box.

3.2 Building Identification and Analysis

3.2.1 <u>Explanation of standard building description format</u>

All buildings are discussed according to the following standard format:

NAME: here is inserted the name of the building where one exists.

ADDRESS: street number and street of the building are listed.

CONSTRUCTION DATE: year only has been used to indicate the main construction periods for the building.

ALTERATIONS/ADDITIONS: dates (year only) and architect (where known) of major alterations is noted here.

ARCHITECT: the name of the architect for each building has been often difficult to obtain, especially in the case of buildings not exceptional for their time which did not attract coverage in periodicals.

BUILDER: this information has the same difficulties as the builder's name was often omitted in published reports.

FIRST OWNER: where ascertained, this refers to the owner at the time of construction of the extant building.

FIRST
OCCUPIER/USE: where known, this is inserted.

PRESENT OWNER: this is the owner at June 1978 obtained from Council Rate Cards.

FIRST
OCCUPIER/USE: ditto, where located.

CONSTRUCTION
MATERIALS: main construction materials (walls and roof) are noted here.

INTACTNESS/
CONDITION: a brief summary of the building's external intactness and condition. Intact interior noted here.

CONSERVATION
AREA: if the building falls into a recommended area (outlined in Part 2 of this report) it is noted here.

RECOMMENDATIONS: recommendations regarding the building made by the consultants are noted here.

IMPORTANCE AND
BUILDING ANALYSIS: a summary of the building's importance, a building analysis (where required) and sources of information are noted here.

NAME:	"Mononia"
ADDRESS:	21 Brunswick Street
CONSTRUCTION DATE:	1851
ALTERATNS/ADDITNS:	Remodelling of facade, slate roof replaced by galvanised iron
ARCHITECT:	Charles Laing
BUILDER:	Brown & Ramsden
FIRST OWNER:	John Mickle
FIRST OCC./USE:	Ditto/residence
PRESENT OWNER:	Trustees of the Sisters of Charity, 59/61 Victoria Parade
PRESENT OCC./USE:	Ditto/offices
CONSTRUCTION MATERIALS:	Rendered masonry, bluestone plinth, metal deck roof
INTACTNESS/ CONDITION:	Original form intact, facade detailing altered
AREA/STREETSCAPE:	Part of recommended area A1.

IMPORTANCE:

This house constructed in 1851 for John Mickle, an early squatter was designed by architect, Charles Laing, and constructed by Brown and Ramsden, well known and important builders of the 1850's.

It is one of the earliest known surviving examples of a pre gold rush mansion in Fitzroy. The facade of the building has been altered, but the fenestration and form of the building remain intact. A modest facade restoration programme would return this building to its original condition.

This building provides the only known example of a Charles Laing house in Melbourne. The double polygonal bay arrangement is somewhat unusual and the austere classicising treatment of the original detailing (window hoods, door surrounds, cornice treatment) combine to produce a residential building of state wide significance.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register. Very little work is required to restore the exterior of this house to its original state, and it is the consultants recommendations that such a restoration programme be undertaken. This building 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 AND EVIDENCE:

This single storey house was built for John Mickle[1] in 1851 to the design of architect Charles Laing[2] and constructed by Brown and Ramsden[3].

An early photo survives of the building[4] and upon comparison, the existing building is substantially intact apart from some surface remodelling. The windows have been defaced by coarse ancones below the hoods and dentillation has been added to the hoods and cornice. The entrance porch has been altered, with a name panel created by lowering the entrance lintel. The engaged columns still survive with the original capital moulding visible in the porch interior. The fenestration is original, with evidence of the early glazing bars since removed on the front windows. The entrance lights have been reglazed.

Internally, there is little of note, apart from a marble fireplace to the front north room. The shutters to the front window have been removed. The original picket fence has subsequently been replaced by an impressive cast iron fence on a bluestone plinth. The gateposts are labelled "J. Laughton & Co., Hotham Foundry, 73 & 75 Elizabeth Street North Melbourne".

This house is of considerable architectural and historical importance. John Mickle was an early squatting gentleman who owned considerable property in the Westernport district[5]. This house was the most prominent in Brunswick Street throughout the 1850"s and 1860's[6] and is an important surviving example of an early pre-gold rush mansion built for a wealthy resident of Fitzroy (then known as Collingwood). John Mickle did not occupy the property after 1858, but owned it until 1865, and it was occupied until 1900 by well-to-do professional men; a merchant, MLA, solicitor and a doctor[7].

The builders of this house, Brown and Ramsden, were early contractors of some importance. Samuel Ramsden operated quarries in Clifton Hill and Ramsden Street, Clifton Hill was named after him.

Restored to its original condition, this building would provide a unique example of a Melbourne residence designed by the prominent early Melbourne architect, Charles Laing. The austere classical treatment with simple renaissance hooded windows, and debased pediment resembles Laing's treatment of Lunan House, Geelong, built in 1849-51 for J.F. Strachan. There are very few surviving houses by Charles Laing, and this house provides an extremely important example.

The building and original fence are extremely important streetscape elements to this unique and significant early precinct.

1. Ratebook entries. Earliest entry in Melbourne Ratebook, Fitzroy ward 1851. No. 812 John Mickle, Brunswick Street, House, brick, 3 rooms, 2 pantries, kitchen, room off cellar unfinished, garden, woolshed £90.

2. *Argus* 15.4.1851 Charles Laing calls tenders for cottage for John Mickle.

3. Melbourne City Council Building Register Book. Entry. May 16, 1851. No. 319 Brown & Ramsden (builder), John Mickle (owner) Charles Laing (architect), house, Brunswick Street, Collingwood £1.1.- (fee)

4. LaTrobe Collection, State Library of Victoria H688 Bay 5 Sh 17, Box 5, Env 4.

5. For a discussion of John Mickle, refer: "Extracts collected from the diaries of William Lyall, Esq. of Harewood, Westernport, Victoria, and members of his family by his grand daughter Bertha Irene Ricardo ". Manuscript per Miles B. Lewis.

6. The Assessed Annual Values for the property exceeds all others in Brunswick Street (refer Ratebook entries) during the 1850's and 1860's.

7. Refer Ratebook entries.
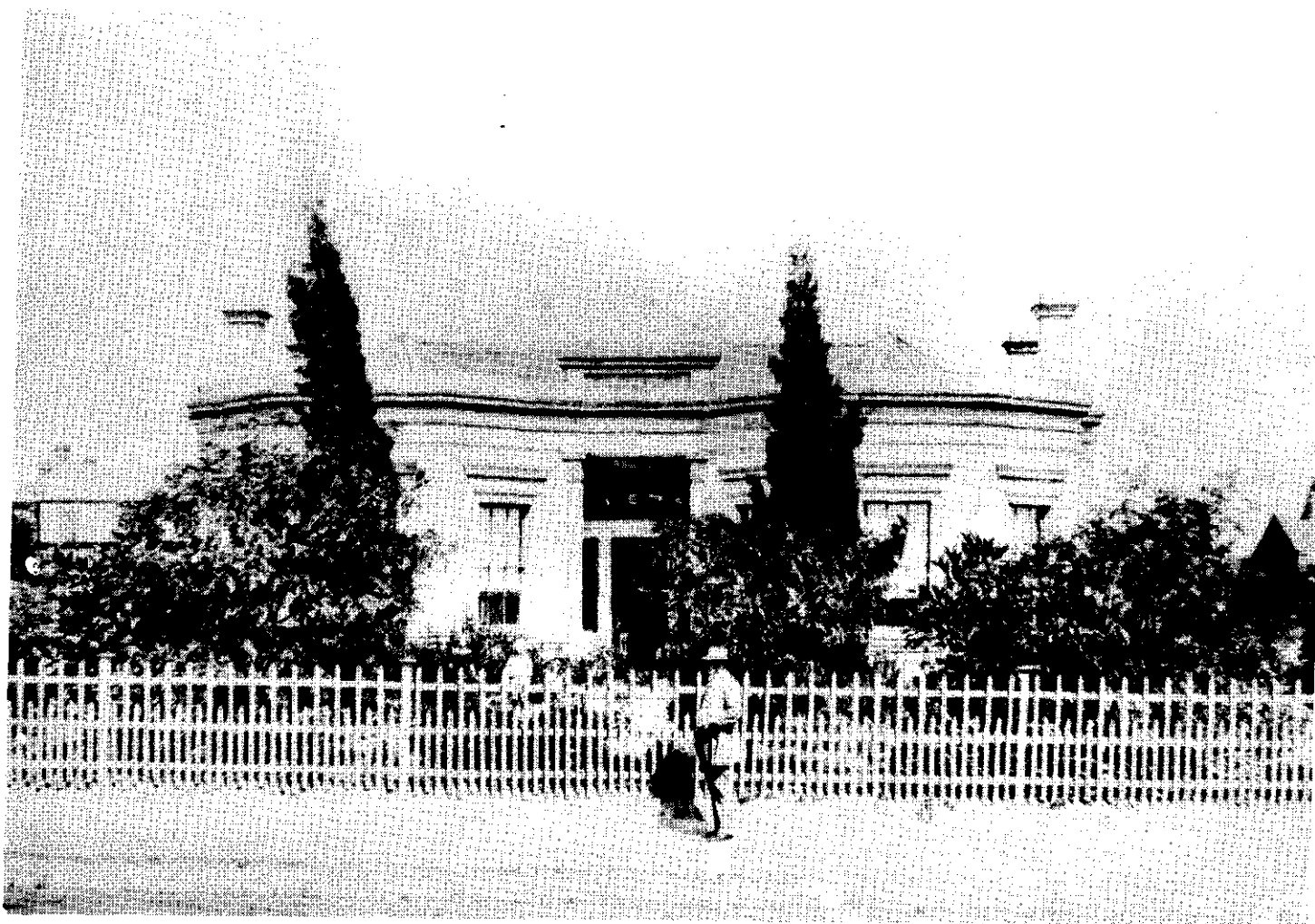
(15) 21 Brunswick Street, c1860

| NAME:	Champion Hotel
ADDRESS:	50 Brunswick Street (cnr. Gertrude)
CONSTRUCTION DATE:	1911
ALTERATNS/ADDITNS:	1924, 1959, 1962, 1977 (replacement of balustrading to first floor with glazing).
ARCHITECT:	Unknown
BUILDER:	Unknown
FIRST OWNER:	Victorian Insurance Company
FIRST OCC./USE:	Unknown/Hotel
PRESENT OWNER:	N.M. Kearney, 2 Victoria Street, Richmond.
PRESENT OCC./USE:	T.W. Gilbert/Hotelier
CONSTRUCTION MATERIALS:	Brick, cement trim.
INTACTNESS/ CONDITION:	Partially intact.
AREA/STREETSCAPE:	Part of recommended Area A1.
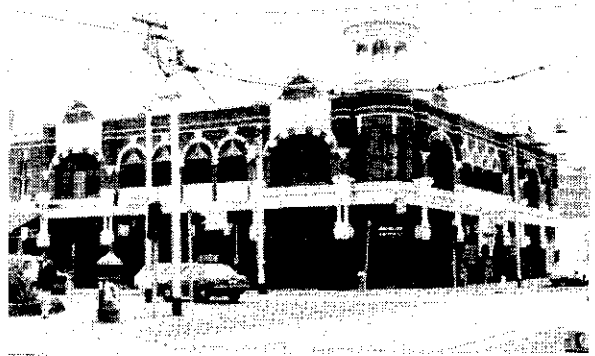
IMPORTANCE:

This building was constructed in 1911 for the Victorian Insurance Company. The architect is not known. The building is a delightful flamboyant composition of red brick and cement render, with a dominating and unusual open-work corner tower. Unfortunately, the facade has been substantially altered, and on a state wide basis, the Provincial Hotel, Ballarat of 1909 is considered a better example of Edwardian flamboyance on a large scale. However, its scale, design and corner location make it a very important corner streetscape element of great significance locally and in a Melbourne Metropolitan context.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS & EVIDENCE:

This building was constructed in 1911 for the Victorian Insurance Company.[1] It replaced an earlier hotel constructed in 1873 which probably did not conform to the strict standards of the Licensing Reduction Board.[2] This Board was established in May, 1907, with the task of closing hotels which did not conform to the standards required by the Licensing Act of 1906-07. Many hotels were demolished and re-built at this time.[3]

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1. Daws K. and McAllester "Hotels with corner towers in Fitzroy" B.Arch. University of Melbourne p.13.
2. op cit p.13.
3. op cit p.1.

The building is of a delightful flamboyant composition, employing red brick and cement render to achieve a decorative yet quite clumsy design of many mixed elements. At the corner is a dominating open-work pavillion tower which is quite an unusual and rare building element. A similar but more clumsy example is seen on Michaels Furniture Disposal Store, corner Geelong Road and Barkly Street, Footscray.

The use of the three centred arch is characteristic of the period, and there are many other Queen Anne motifs: art nouveau/arabic foliated capitals, elevated pediment with lush plasterwork , and intact lead lighting in the corner tower window.

Unfortunately the facade has been substantially modified.[4] Only recently the cement waffle balustrading was replaced by inappropriate glazing, infilling the original loggia at first floor level. The wider arches were infilled at an earlier date. The ground floor has been drastically altered with entrances and windows bricked in. An elaborate pedimented entrance survives on the west facade. Punctuating both elevations are unusual paired stilted engaged columns supported on capitals. Internally there is little of note.

This building provides an important example of a grand and flamboyant Edwardian building. The adjoining shops (nos. 94-100 Gertrude Street) read as part of the overall composition but were probably constructed at a different date.[5] The shopfronts have been altered and verandahs removed.

The period of construction and to a limited extent the style of the building can be compared with the Provincial Hotel, 123 Lydiard Street, North Ballarat. This was constructed in 1909 to the design of a local architect P.S. Richards. This building is substantially intact and employs similar detailing: the waffle balustrading and contrasting use of red brick and cement dressings.

The massing of the building and the positioning and detailing of the towers is however quite different. The Provincial Hotel provides a more intact example of a flamboyant Edwardian/Art Nouveau hotel building.

The Champion Hotel has been so drastically and insensitively defaced, that it cannot be considered for addition to the Historic Buildings Register.
It is of great significance as a large scale and ornate Edwardian building. Its scale, design (incorporating adjoining shops) and corner location make at an extremely important streetscape element. Restored to its original condition this would be an outstanding example of an Edwardian hotel building.
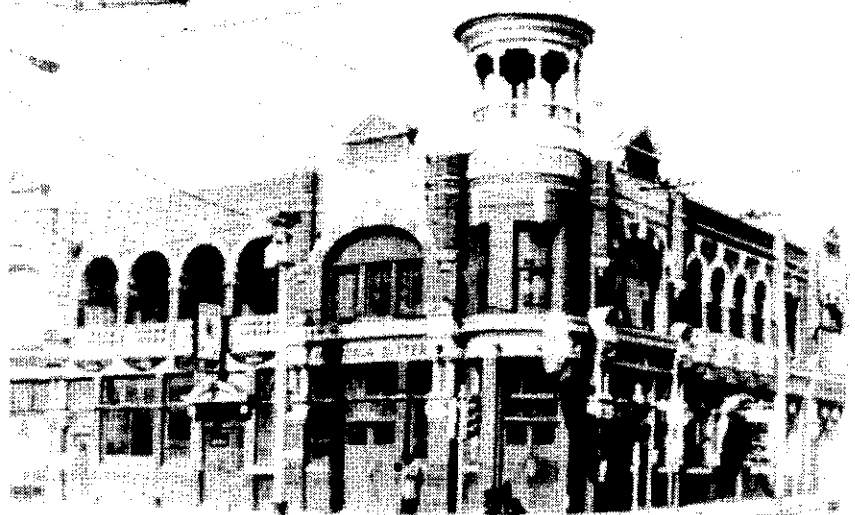
(16)
Champion Hotel, before arcades infilled and ground floors altered c.1976-77

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4. Visible in photo of the Champion hotel in Piccolo N. "Hotels in Fitzroy up to 1906" Research Essay. B. Arch 1971 Vol. 2
5. Their date of construction is unknown. They are possibly those in the Fitzroy Permit Book 15.12.1903 3 shops and street license for Victoria Insurance Coy. Builder J.L. Wright Gertrude Street near Brunswick Street.

NAME:	Perseverance Hotel
ADDRESS:	196 Brunswick Street
CONSTRUCTION DATE:	1911
ALTERATNS./ADDITNS:	Altered in 1954 and 1960.
ARCHITECT:	Weaver, Carlton Brewery Architect?
BUILDER:	-
FIRST OWNER:	Carlton Brewing Co.
FIRST OCC./USE:	Ditto/Hotel
PRESENT OWNER:	Estate of Margaret McSteen, c/- Nationees Co., 95 Queen St., Melbourne
PRESENT OCC./USE:	J. & M. McSteen/Hotel
CONSTRUCTION MATERIALS:	Brick, galvanised iron roof, slate roof to tower, lead lighting to corner window.
INTACTNESS/ CONDITION:	Brickwork painted, slate roof replaced by iron roof, addition to east.
AREA/STREETSCAPE:	Part of recommended area B19.

IMPORTANCE AND EVIDENCE:

This hotel was constructed in 1911,[1] for the Carlton Brewing Company. It is likely that it was designed by Weaver, the Brewery's architect, as the tower has the initials C.B. as part of the decorations. The building replaced an earlier hotel built in 1865 which was demolished in 1911 to make way for the present building.

Externally the building is substantially intact apart from the brown painted brickwork, and the iron roof which would have originally been slate. The building was altered in 1954 and 1960,[2] and one of these dates would have been when the three storey addition to the east was constructed.

The design of this hotel is almost identical to the Dan O'Connell on the corner of Alexandra Parade and Canning Street, Carlton, suggesting that the same architect was responsible for the design.
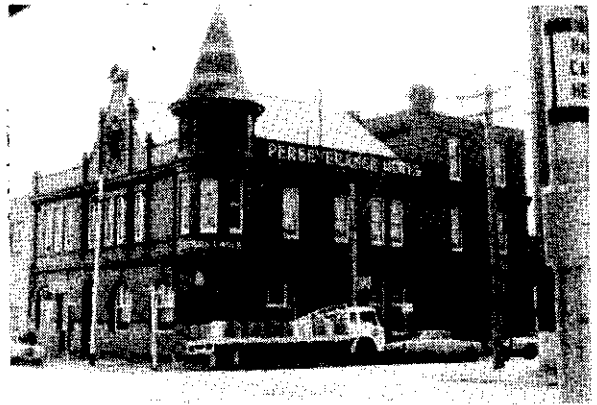
1. K. Daws and J. McAllester "Hotels with corner towers in Fitzroy and Collingwood" B. Arch Thesis University of Melbourne 1968. p.10
2. Ibid information from the Licensing Court.

Perseverance Hotel, 196 Brunswick Street (Cont.)

Upon comparison, the Dan O'Connell is the better building, retaining the original slate roof (with terracotta ridge capping) and having no flanking three storey addition. The dutch gable motif on the east facade of the Dan O'Connell is of differing proportion and detail from that of Perseverance, but the towers are almost identical.

Internally, the Perseverance has been drastically altered, and little of interest remains.

This building provides an extremely important corner streetscape element, and is of great importance locally. However the Dan O'Connell is considered a more intact and better example of this hotel building type.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

NAME:	-
ADDRESS:	236-252 Brunswick St.
CONSTRUCTION DATE:	1888
ALTERATNS/ADDITNS:	Verandah removed, parapet incomplete, some shop fronts altered.
ARCHITECT:	John Beswicke
BUILDER:	Ralph Besant
FIRST OWNER:	Australian Property & Investors Co. Ltd.
FIRST OCC./USE:	Various shops & manufacturers shops
PRESENT OWNER:	Various
PRESENT OCC./USE:	Various/shops, manufacturers, etc.
CONSTRUCTION MATERIALS:	Red brick, cement render trim
INTACTNESS/ CONDITION:	Substantially intact/good condition
AREA/STREETSCAPE:	Part of recommended area A7.
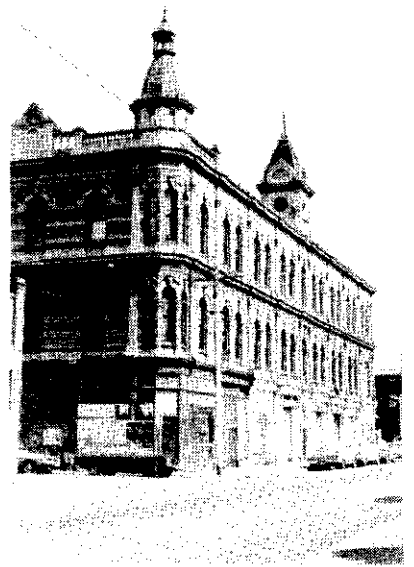
IMPORTANCE:

This building was constructed in 1888 for the Australian Proprietors Investors Company Ltd.   The architect was John Beswicke and the contractor Ralph Besant.

The building is substantially intact apart from the removal of the verandah and part of the parapet, and alterations to some shop fronts. The polychrome brick facade is highlighted by unpainted cement render trims, and utilizes some unusual architectural motifs: stilted arches to the second floor, scalloped pedimental motifs to the balustrade (two since removed), an unusual central tower with lunettes and a corner turret topped by a lantern.

This building provides an excellent example of a polychrome brick commercial premises constructed at the height of the boom.   It survives substantially intact with an unpainted facade and five original shop fronts. It is in an excellent state of preservation, and is one of the best surviving examples of a row of once verandahed three storey polychrome brick shops in Victoria.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register. Replacement of the verandah and reinstatement of the original parapet is strongly recommended. It is also recommended for addition to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

This row of eight three storey shops was constructed in 1888 for the
Australian Proprietors & Investors Company Ltd.[1], to the design of
architect John Beswicke and built by Ralph Besant, builder[2].

Beswick was an architect of some merit designing numerous Town Halls
(Brighton, Malvern, Hawthorn & Essendon), various churches, large
commercial premises (including the Australia Building cnr. Flinders Lane
and Elizabeth Street in conjunction with Oakden, Addison & Kemp) and
substantial residences[3].   Besant was also a notable contractor who
"...erected a number of shops in Collingwood and Fitzroy, eleven large
shops in Burwood Road, Hawthorn, and villas and residences in almost
every part of the city and suburbs..."[4].

An early photo survives of the building[5], showing the original verandah
(now removed) and continuous balustraded parapet with intercepting
pedimental motifs. Apart from these changes, and replacement of shop
fronts to numbers 236, 248 and 252 the building is intact and provides
an excellent and unique example of a flamboyant polychrome brick commercial
development. The building has an unusual assymetrical composition, with an
unusual central tower and corner turret, topped with a lantern. The fine
polychrome brick facade is highlighted by unpainted cement render detailing;
arches, impost string courses, pilasters, and bracketed cornice. The
pedimental motif originally repeated twice on the west elevation, is
unusual with a scalloped motif in the tympanum. The facade does not receive
monotonous treatment - the upper floor utilizes the stilted arches above the
windows, seen elsewhere in Fitzroy on the Sisters of Charity Building,
116-118 Nicholson Street and in 5-7 Collins Street.

The central entrance topped by an elegant fanlight on the west elevation,
leads through an unimposing passage to the rear of the building. Access to
the upper floors was not possible;   there appeared to be little of note
internally to the ground floor shops.

This building is of considerable significance locally, and on a statewide
basis. It provides an excellent example of a boom polychrome brick
commercial premises that is substantially intact and is a good example of a
prominent Melbourne architect's work. It is an extremely important
streetcape element to the Brunswick Street commercial precinct and can be
seen as a landmark from the surrounding areas.

Viewed from Carlton, down Faraday Street, it provides an important and
contributory element to the skyline. It is strongly recommended that the
verandah be restored and the parapet reinstated. This would result in an
intact building of considerable merit.

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1. Fitzroy Ratebooks 1st entry 1888, 236-252 Brunswick Street.
    Australian Proprietors & Investors Co. Ltd., Brick shop 11 rooms £200.
    7 x Brick shops 9 rooms   £130.

2. Australasian Builder and Contractors News 18.2.1888. Acceptance of
    tenders - erection of 8 three storey shops, cnr. Brunswick & Greeves
    Street. R. Besant, Hawthorn.

3. See A. Sutherland (ed) Victoria and its Metropolis 1888 Vol. 2 p. 512.
    Article on John Beswicke.

4. Op cit Vol. 2 p.630. Article on Ralph Besant.

5. LaTrobe Collection, State Library of Victoria: Meade Album.
    Vol. 10 p.3, Bay 2, Sh. 24.

236-252 Brunswick Street (Cont.)
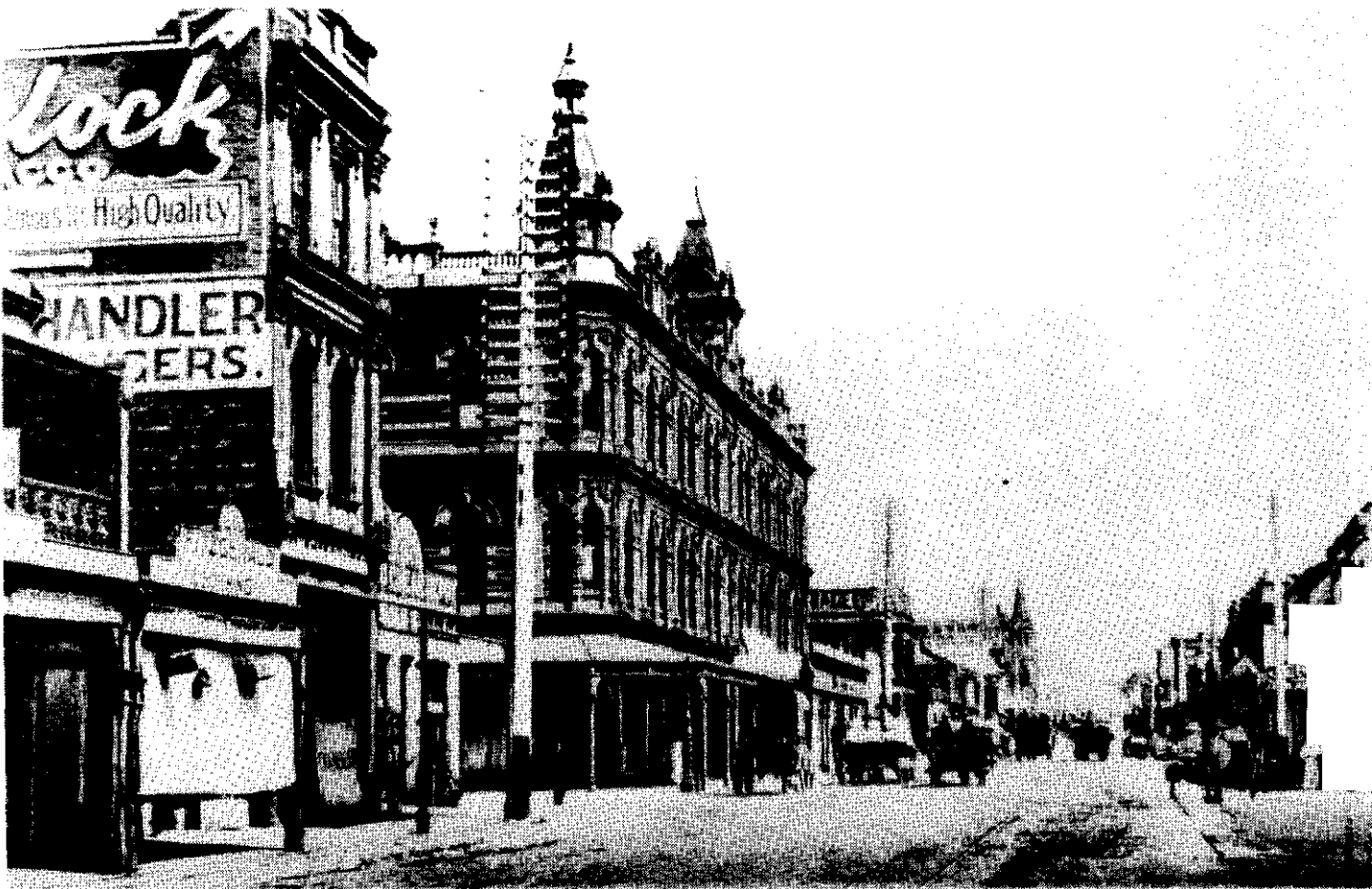
(17) Brunswick Street, c1900

NAME:	Fitzroy Post Office
ADDRESS:	296 Brunswick Street
CONSTRUCTION DATE:	1882
ALTERATNS./ADDITNS:	1925 – glazing of original arcade, new northern entrance, new counter arrangement internally. Late 1950's – reglazing of original arcade; south porch, and laundry added.
ARCHITECT:	Public Works Department; John Thomas Kelleher
BUILDER:	Beardall and Glencross
FIRST OWNER:	Public Works Department
FIRST OCC./USE:	Post and Telegraph Office
PRESENT OWNER:	Australia Post
PRESENT OCC./USE:	Ditto/Post Office
CONSTRUCTION MATERIALS:	Rendered brick walls, bluestone footings, slate roof.
INTACTNESS CONDITION:	Externally intact
AREA/STREETSCAPE:	Part of recommended area A7.

IMPORTANCE:

This post office, of 1882 was designed by John Thomas Kelleher of the Public Works Department. The builders were Beardall and Glencross.

The post office was one of the last to be built in the Italianate Style, and is superbly executed and substantially intact. It resembles the Warrnambool post office of 1880 but the facade treatment is more sophisticated. It provides the best example of the standard recessed arcade plan post office, although the arcade is now glazed.

RECOMMENDATIONS:

It is recommended that this post office be brought to the attention of the Historic Buildings Preservation Council. It is also recommended for addition to the Register of the National Estate.

BUILDING ANALYSIS AND EVIDENCE:

This post office was constructed in 1883[1] to a standard Public Works Department design. The architect was John Thomas Kelleher, then 38 years old with 20 years experience in the department.[2]

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1. Original drawings held at Commonwealth Department of Construction: 3 sheets Signed J.T.K. (John Thomas Kelleher) 22.12.1882; 1 contract drawing signed J.T.K. 17.10.1883 for outbuildings and fencing etc.
2. Information from Gordon Loader, Commonwealth Department of Construction.

Fitzroy Post Office, 296 Brunswick Street (Cont.)

> *"The builders were Beardall and Glencross who put in the lowest tender of £4655 making the all up cost of the post office £5160.*
>
> *The standard design was for rendered brick walls with bluestone footings, baltic pine timber floors, oregon structural timbers and a slate roof.*
>
> *The post masters residence was mostly upstairs and postal business downstairs. Entry was through an arcade along Brunswick Street which is now glassed in...*
>
> *The Fitzroy Post Office was one of the last to be built in the Italianate Style following Williamstown Customs House (1873). Clunes P.O. (1874), Warrnambool P.O. (1880), Benalla P.O. (1881) Port Fairy P.O. (1880) and Portland P.O. (1881).*
>
> *The location of the Post Office is very typical. It is on the fringe of the original main commercial centre of Brunswick Street on a corner site..."* [3]

An early photograph dated C1917 shows the post office as it was originally constructed.[4] An open loggia faced onto Brunswick Street, but this was infilled in 1925 and glazed with double hung windows.[5] At this time the entrance was relocated to the north and replaced an original window and a new counter was installed to satisfy the new arrangements.

In the late 1950's the west arcade was reglazed, and the south porch and the laundry on the roof were added.[6]

This building is superbly executed and is substantially intact, retaining the original slate roof, chimneys and cast iron fencing. It resembles the Warrnambool Post Office of 1880 in composition and general planning but the facade treatment to Fitzroy is more sophisticated: the ground floor has ruled masonry bands with a raised impost mould, and the upper floor windows have elegant Renaissance window hoods with delicately modelled sill blocks. The Warrnambool post office has a plain unmodelled rendered facade apart from the string coursing dividing the floors.

The building, despite some alterations is an excellent post office building and possibly provides the best example of the recessed arcade plan (now glazed). It is an important corner streetscape element to this significant commercial precinct.

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3. Gordon Loader, article on Fitzroy Post Office *Melbourne Times* Jan.24 1979 p.4
4. Held at Commonwealth Department of Construction.
5. Drawing held at Commonwealth Department of Construction 26.8.1925 signed by H. Anderson.
6. Information per Keith Ross.
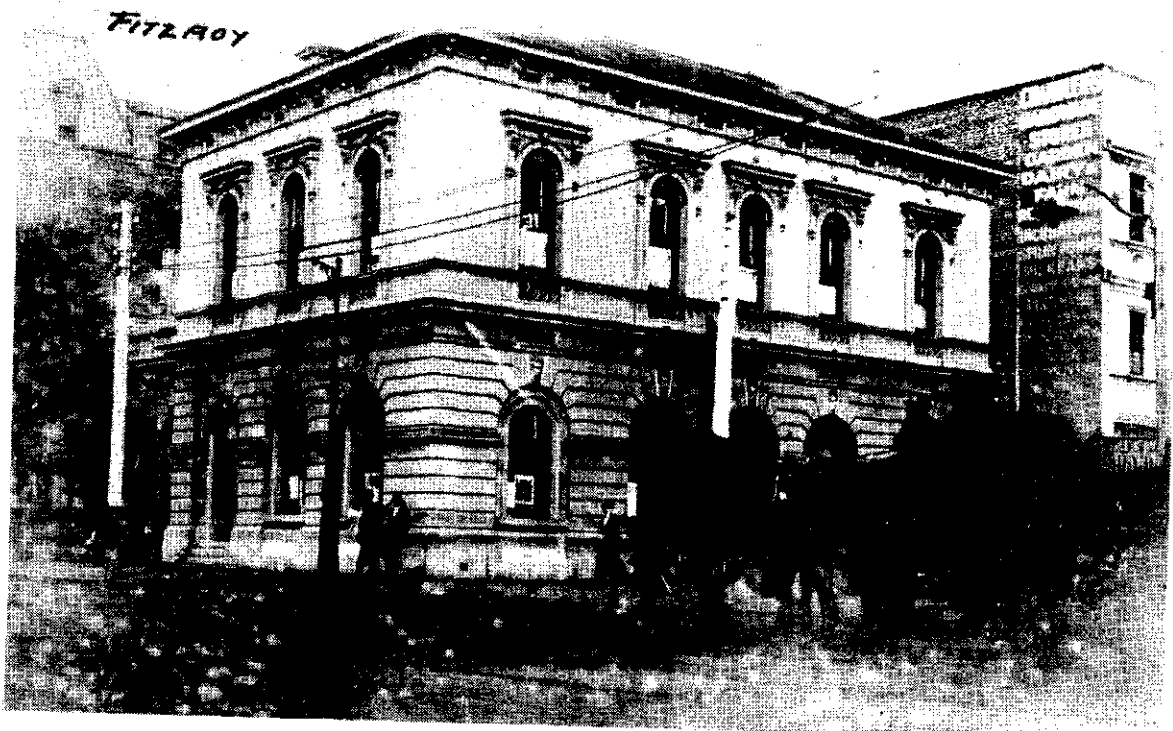
(18)   Fitzroy Post Office, c1917.

SIDE ELEVATION TO JOHNSTON STREET

(19)

GROUND PLAN

(21)
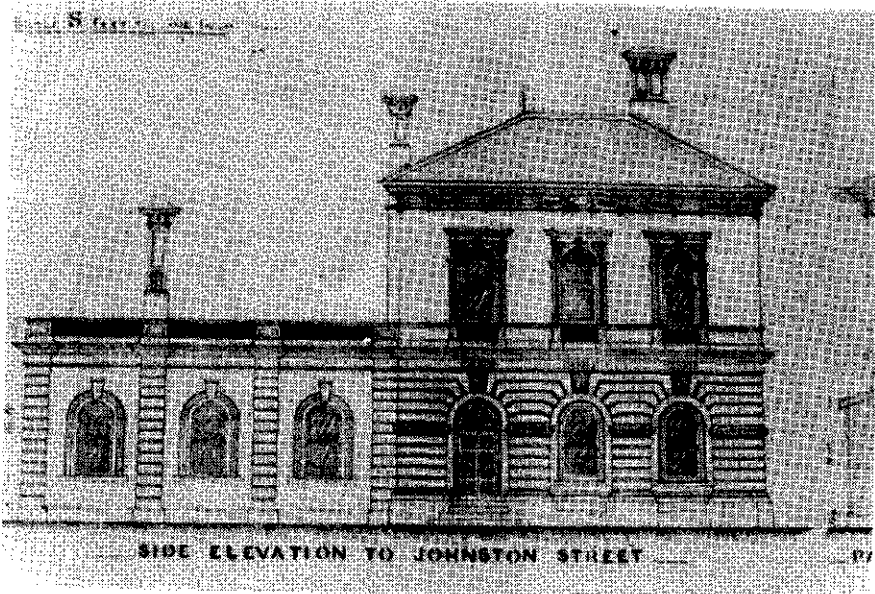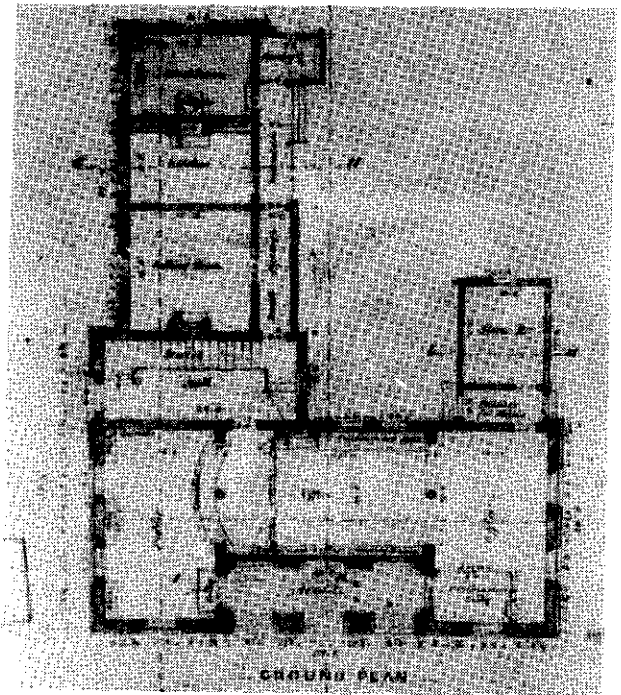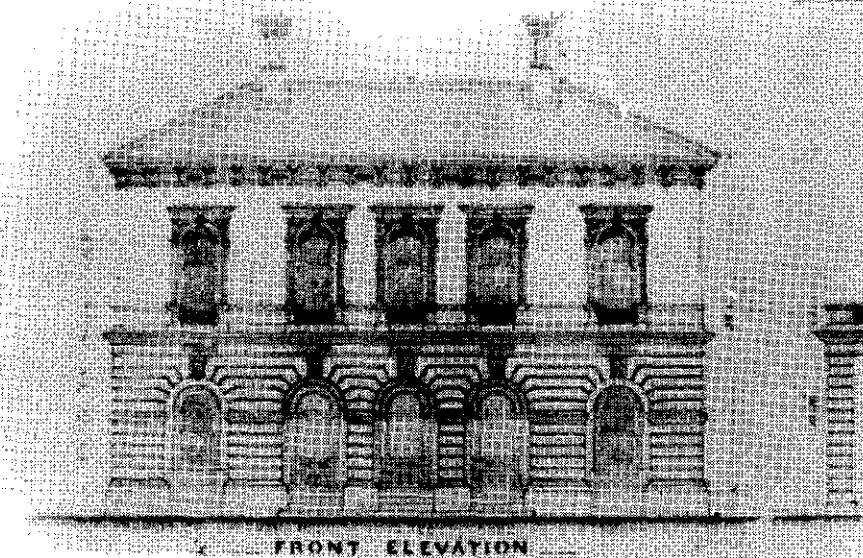
Original Drawings: Signed J.T.K.
12.12.1882
Commonwealth Department of
Construction.

FRONT ELEVATION

(20)

NAME:	Joseph Lyddy Polish Manufacturing Co.
ADDRESS:	167-169 Fitzroy Street
CONSTRUCTION DATE:	1922-23
ALTERATNS./ADDITNS:	-
ARCHITECT:	Walter Burley Griffin?
BUILDER:	W.H. Cooper
FIRST OWNER:	Joseph Lyddy
FIRST OCC./USE:	Ditto
PRESENT OWNER:	Estate of Fred Day
PRESENT OCC/USE:	Silvers Manufact. Co. Pty. Ltd.
CONSTRUCTION MATERIALS:	Red Brick, cement render decoration.
INTACTNESS/ CONDITION:	Substantially intact
AREA/STREETSCAPE:	-

IMPORTANCE AND EVIDENCE:

This building was constructed in 1922-23[1] and was reputedly designed by Walter Burley Griffin.[2] However no evidence of this claim has been substantiated throughout this study.[3] The builder was W.H. Cooper.[4]

The factory itself was designed in two parts, one for the polish manufacturing the other half for rental. It has been suggested that Eric Nicholls may have designed the building in association with Griffin (Nicholls worked in Griffin's office and was a close friend of the Lyddy family)[5]

The austere red brick facade is broken by a recessed entrance, above which is a decorative iron lintol, and the name plate "Joseph Lyddy: O.B.B. Polish Manufr" in raised cement lettering[6] The facade is decorated by a delicate relief cement stringcourse which continues around the side lane - this detailing is typical of Griffin's work, in particular some of his Sydney incinerators.

Internally, this building has little of note apart from the unusual timber trusses spaced at approximately 4 metre intervals.

This building is of significance locally, but additional investigation is required to verify it as a work of Griffin and establish its importance in relation to his other work.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (3rd Schedule).

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1. Fitzroy Council Building Permit Book. 3.1.1923, No. 2616, W.H. Cooper (builder) Jos. Lyddy (owner) Brick factory. Fee £2.0.0. 169 Fitzroy Street.
2. Refer D.L. Johnson *Walter Burley Griffin* Griffin Press 1977 p.156- Johnson lists this building as worthy of further investigation as a possible Walter Burley Griffin Building.
3. Contact was made with Mr. Edward F. Billson and Mr. Leslie Grant who worked with Griffin, but they had no knowledge of the building.
4. See 1 above.
5. Information per John Kenny, architect, who contacted Miss Day, the daughter of Fred Day. Mr. Day bought out Joseph Liddy.
6. O.B.B. stands for Lyddy's trade slogan "Oily Black and Brilliant"

NAME:	Buvelots Studio
ADDRESS:	Rear 41 George St.
CONSTRUCTION DATE:	1864-65
ALTERATNS/ADDITNS:	Skillion section to west added.
ARCHITECT:	-
BUILDER:	-
FIRST OWNER:	Samuel Calvert
FIRST OCC./USE:	Ditto/Artists Studio
PRESENT OWNER:	Part 41 George St. M. & R. Gomez
PRESENT OCC./USE:	Ditto
CONSTRUCTION MATERIALS:	Rendered brickwork, slate roof
INTACTNESS/ CONDITION:	Substantially intact/ reasonable condition
AREA STREETSCAPE:	Not applicable
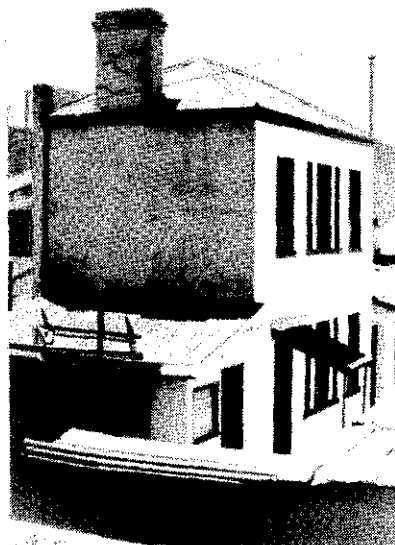
IMPORTANCE AND EVIDENCE:

This building was constructed as an artists studio in 1864-65[1] for Samuel Calvert a well known Melbourne engineer and illustrator. In 1874 the studio became the property of Louis Buvelot also an artist, who's widow owned the property from 1891 until after 1900.[2] This building is of considerable importance as an early Melbourne artist studio, which was constructed and used as such from 1864-65 until at least 1900. Calvert was an active artist in Melbourne from 1850-1890 and had been associated with William Blake. He illustrated many papers including *The Age, Illustrated Melbourne Post, Armchair, Melbourne Punch, Newsletter of Australasia.* One of his best known works is his panoramic view of Melbourne, engraved and published in December 1871.[3]

Louis Buvelot is of as great or greater importance. He migrated to Australia in 1865 for health reasons. He was the main source of inspiration to the founders of the Heidelberg School[4] He died at Melbourne on May 30th 1888 "holding the undisputed rank of Victoria's most eminent landscape painter."[5]

This building is considered of statewide significance historically as the studio of two of Australia's well known artists. It is substantially intact[6] and is in reasonably good condition.

RECOMMENDATIONS

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and be specified under clause 8 of the Town and Country Planning Act. (3rd Schedule).

1. First ratebook entry: 1865-1866 William Samuel Calvert (owner/occupied), wood engraver, brick workshop ₤80.
2. Ratebooks searched only until 1900.
3. For Calvert see A. McCulloch *Encyclopedia of Australian Art* 1968 p.110
4. Buvelot see op.cit. p.108
5. For Buvelot see also A. Sutherland(ed) *Victoria and its Metropolis* 1888 vol. 2 p.465
6. Refer early photo of 1933. LaTrobe collection State Library of Victoria H4906 Building boxes and Moir collection, Album No. 2 p.39

NAME:	Terrace
ADDRESS:	53-59 George Street
CONSTRUCTION DATE:	Pre 1858
ALTERATNS./ADDITNS:	Facades of 53 and 59 stripped of surface modelling.
ARCHITECT:	John Gill?
BUILDER:	Unknown
FIRST OWNER:	1858 William Reynolds/ gentleman.
FIRST OCC./USE:	Various/residences
PRESENT OWNER:	Various
PRESENT OCC./USE:	Various/residences
CONSTRUCTION MATERIALS:	Rendered masonry
INTACTNESS/ CONDITION:	Nos. 55,57 substantially intact; nos. 53,59 - facade altered.
AREA STREETSCAPE:	Part of recommended area A4

IMPORTANCE:

This terrace was constructed prior to 1858, and was possibly designed by John Gill in 1853, although this has not been verified.

The facades have been altered to numbers 53 and 59, but the unusual classicizing design of the central pair with paved pilasters projecting through the string course and cornice (and terminating in a debased pediment) is of considerable interest.

If these houses can be attributed to Gill, they are of considerable importance. They would provide the earliest surviving example of a terrace development outside Melbourne conforming to the requirements of the 1849 Melbourne Building Act.

RECOMMENDATIONS:

It is recommended that this terrace be brought to the attention of the Historic Buildings Council and that further research be undertaken to establish the true importance of the terrace. It is also recommended that this terrace be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

These four houses were constructed prior to 1858. William Reynolds, a gentleman, owned them at this date.[1] Reynolds occupied all the properties at various times, but primarily they were rented out. Numbers 55 and 59 were used as boarding houses for a long period of time.[2]

It was not possible to trace these houses in the Melbourne City Council Ratebooks,[3] but it is possible that the two houses designed by John Gill in George Street, Collingwood in 1853[4] form part of this group. The unusual classicizing design of the central pair with pilasters projecting through the stringcourse and cornice results in an unusual composition.   A similar classicizing element can be seen behind the verandahs on the facade of 163-165 Victoria Parade, but the detailing is less notable.

It is possible that Gill designed these houses as he was active in the 1850's in Fitzroy: in 1851 he designed three houses for J.P. Bear in Victoria Street, Fitzroy: in 1853 he designed a group of seven houses for William F. Splatt, M.L.C., and in 1854 Gill called tenders for two houses in Nicholson Street (probably the first part of Royal Terrace).[5] If it is substantiated that Gill did this terrace,[6] it would be the earliest known surviving terrace house which incorporated the fire-preventitive requirements of the 1849 Building Act - namely, the continuous front parapet and the projecting party walls dividing the properties.

Due to limited time it was not possible for the consultants to verify the above speculation. The buildings as they stand, have been substantially altered, but the classicizing elements to 55 and 57 are of particular interest. More research is recommended to establish the true importance of these buildings.

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1. Fitzroy Ratebooks 1858. Reynolds (owner), various occupants, B.H. 7R 110.
2. Refer ratebook entries.
3. Refer 36-50 Gore Street for description of sources referred.
4. *Melbourne Herald* 6.5.1853. Tenders called by John Gill - erection of 2 dwelling houses for Captain Mair, George Street, Collingwood.
5. Information from Architects Index held at the University of Melbourne, as summarised in M.B. Lewis "64-78 Gertrude Street, Fitzroy" November 1978. p.4
6. If Ratebook searches continue to prove fruitless, reference to the M.C.C. Building Register Book is recommended.

NAME: -

ADDRESS: 67, 69 George Street.

CONSTRUCTION DATE: 67 - 1873, 69 - 1888.

ALTERATNS/ADDTNS: New tiled verandah roof to 69.

ARCHITECT: 67 - G.R. Cox

FIRST OWNER: Hewitt Henderson.

FIRST OCC./USE: 67 - Hewitt Henderson/
                              dairyman/house;
                         69 - Gustav Brunstein/
                              waiter/house.

PRESENT OWNER: 67 - Estate of I. Duchon
                              & S. Duchon.
                         69 - S. Duchon.

PRESENT OCC./USE: 67 - S. Duchon & I. Anderson
                         69 - G. Grigson, & B. Lewis.

CONSTRUCTION
MATERIALS: Rendered brick.

INTACTNESS/
CONDITION: Substantially intact, good condition.

AREA/STREETSCAPE: Part of recommended area A4.
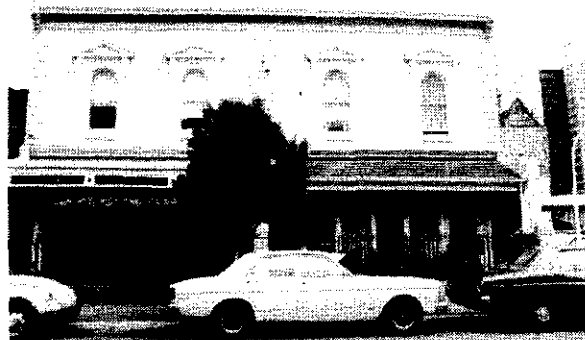
IMPORTANCE:

This pair of houses constructed to the design of architect G.R. Cox in 1873 and 1888 provides the most important example of Renaissance Revival terrace pair in Fitzroy. It is the only known dwelling designed by the architect, George Reilly Cox.

67, 64 George Street (Contd.)

RECOMMENDATIONS:

It is recommended that this pair of houses be added to the Register of
the National Estate and be specified under Clause 8 of the Town & Country
Planning Act (3rd Schedule). Replacement of the verandah to No. 69
and restoration to its original form (as seen on No. 67) would result
in an intact and important Renaissance Revival terrace pair.

BUILDING ANALYSIS AND EVIDENCE:

This pair of houses is presented as a unified composition despite
different dates of construction. Number 67 was constructed in 1873[1] for
Hewitt Henderson, a dairyman, to the design of architect, G.R. Cox[2], and
it is likely that Henderson employed the same architect when he built 69   .
as a pair in 1888.

Henderson was a successful dairyman and held extensive property at
Epping, and his wife Jane also held property at Coburg.[3]

The house is the only known dwelling designed by the architect,
George Reilly Cox. The Renaissance Revival window surrounds, cornice
treatment and quoining result in a sophisticated composition. The
exterior is intact apart from the replacement of the verandah on number
69 by an inappropriate tiled roof and column. The delicate cast iron
bressummer, frieze and column to number 67 (the original verandah
treatment) provides a model for restoration and replacement of the
verandah to number 69. The cast iron fencing with masonry posts and
bluestone plinth is intact.

Number 67 was originally used as a dairyman's residence with stabling at
the rear, and retained this use until 1899. In 1900 both houses were
used by boarders and owned by Mrs. Jane Henderson (it appears that
Hewitt Henderson died in 1893)[4].

It is considered by the consultants that 18-20 Lyons Street, Ballarat,
provides a better example of a Renaissance Revival terrace
house. However, this building is of great importance locally,
particularly since the architect is known.

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1. Fitzroy Ratebooks, 1874: George Street, Hewitt Henderson, dairyman.
   Brick House 5 R. plus stone cottage at rear (noted as stables from 1875
   onwards) £70.00.

2. *Argus* 4.11.1872, G.R. Cox calls tenders for a dwelling house George
   Street, Fitzroy, for H. Henderson, and *Argus* 17.3.1873, p.3 G.R. Cox
   calls tenders for erection of two dwelling houses, George Street, Fitzroy.

3. A. Sutherland (ed) *Victoria and its Metropolis* Vol. 2 p. 724 entry
   on Hewitt Henderson and Janet Henderson.

4. Refer Ratebook entries.

NAME:	"Boston Villa"
ADDRESS:	119 George Street
CONSTRUCTION DATE:	1865
ALTERATNS/ADDITNS:	Unknown.
FIRST OWNER:	William Candy/Botanist
FIRST OCC./USE:	Ditto. / House
PRESENT OWNER:	J. Finnigan, 117 George Street
PRESENT OCC./USE:	Ditto. / house.
CONSTRUCTION MATERIALS:	Rendered masonry
INTACTNESS/ CONDITION:	Unknown
AREA/STREETSCAPE:	Part of recommended area A5.

IMPORTANCE:

Inspection of this house was not possible due to locked gate and heavy foliage in front of the house, but the rendered parapet with (possibly) ornamental stonework decorations are of interest. It was constructed in 1865 for William Candy, whose son, William Candy, Junior, was a monumental mason. It is likely that the parapet decorations were stone works from William Candy (Junior's) business.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act. It is of interest for the stonework parapet decorations, but a fuller investigation of this unusual building is recommended.

BUILDING ANALYSIS AND EVIDENCE:

This single storey house was constructed for William Candy, a botanist who owned occupied the property from 1866-1897; his son William, a filter maker, also is noted as owner and occupier.[1]

The ornamental parapet with stone decorations is of interest, and it is probable that these decorations came from Candy's monumental works. In 1855, Candy's monumental works was at 26 Napier Street and was advertised as providing grave stones[2]; in 1856, Candy was advertised as producing window sills, hearth stones, steps and contracting for erection iron fences.

A full external investigation of this property was not possible, due to a locked gate and heavy foliage at the front. It appears to be an unusual design and is set well back off the street; the association of an early craftsman with this dwelling makes it of local importance.

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1. Fitzroy Ratebook entries. First entry 1866. William Candy, botanist, brick house 4 R. £40.00.

2. *Australian Builder* No. 1. 2.8.1855, p.1, 3 ibid No. 18 2.7.1856 p.146.

NAME:	"Lethams Buildings"
ADDRESS:	121-127 George Street
CONSTRUCTION DATE:	1901-1902
ALTERATNS./ADDITNS:	-
ARCHITECT:	Unknown
BUILDER:	Unknown
FIRST OWNER:	Margaret Munro
FIRST OCC./USE:	Various/residences
PRESENT OWNER:	Various
PRESENT OCC./USE:	Various
CONSTRUCTION MATERIALS:	Brick, freestone and cement trim
INTACTNESS/ CONDITION:	Intact externally
AREA/STREETSCAPE:	Part of recommended area B5.

IMPORTANCE:

This row of four houses was constructed in 1901-1902 for Margaret Munro[1].
The name "Lethams Buildings" refers to Henry Letham, the owner of five
earlier properties which occupied this site.   Letham owned the buildings
from 1866-1899.

The buildings are of considerable interest for their intact tripartite
window surrounds, freestone string courses at
sill height and impost height to the first floor, bands of coloured bricks
and unpainted cement trims. The bullnose verandah and openwork timber
columns are the only visible clues to the late construction dates of these
buildings.

This terrace is finely proportioned and well detailed, with intact elements
including encaustic tiling to the verandah floors and pathways. However, it
must be viewed as an Edwardian building reviving the austerity and
classical elements of the earlier simple Victorian buildings. It would
seem more desirable to register an early example of a Victorian terrace
house, rather than this later building which is not a true representative
of its period or any particular style.

This building is of local importance and provides an important streetscape
element.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National
Estate and be specified under Clause 8 of the Town & Country Planning Act
(Third Schedule).

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1.   Fitzroy Ratebooks 1902.   Marg. Munro (owner), various occupiers
     4 Brick Houses 8 rooms £ 50 each.

NAME:	-
ADDRESS:	14, 16 Gertrude St.
CONSTRUCTION DATE:	1912
ALTERATNS./ADDTNS:	Internal alterations and arrangements.
ARCHITECT:	Unknown
BUILDER:	L. Hansen
FIRST OWNER:	Albert E.G. Bennett/ Dentist
FIRST OCCUPIER/USE:	Ditto/Residence/ Surgery
PRESENT OWNER:	State Government
PRESENT OCC./USE:	Childrens Welfare Agency/ Offices
CONSTRUCTION MATERIALS:	Brick, bluestone plinth, cement detailing
INTACTNESS/CONDITION:	Externally intact, some interior features of interest
AREA/STREETSCAPE:	Part of recommended area B1.

IMPORTANCE:

This building was constructed in 1912 for Albert E. Bennett, a dentist, for combined use as a surgery and residence. It was built by contractor, L. Hansen.

The building is modelled on the Italian palazzo composition, but the heavy bluestone plinth and infilled ground floor loggia produce a somewhat debased elevation. The art nouveau cement detailing is of considerable interest with luxuriant vegetation in raised relief work. Intact leadlighting survives to the porch lunette to number 14 (the original surgery) and to both entrance side lights and transom lights.

Internally there are surviving art nouveau ceiling decorations, floor tiling and joinery work.

The juxtaposition of a classical model (palazzo form pilasters and columns) with luxuriant Art Deco detailing produces an interesting eclectic facade to this building. Whilst not pure stylistically, this composition, detailing and internal features are unique and of considerable importance on a state wide basis. The building provides an important streetscape component to this historic precinct.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

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14, 16 Gertrude Street (Contd.)

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1912 for Albert E. Bennett, a dentist for combined use as a surgery and residence[1]. It was built by contractor, L. Hansen[2].

Bennett had already constructed two villas in Gertrude Street in 1906,[3] possibly his earlier practice, for he was a dentist in Fitzroy from at least 1903. [4]

The architect of this building is unknown but the relief cement foliage detailing and the internal ceiling treatment is similar to Walter Butler's house "Grong Grong", Toorak of 1907 and the Conservatorium, of 1912, University of Melbourne, by Peebles, of Bates, Peebles & Smart, architects.

The building appears to be modelled on an Italian Palazzo composition, but the enlarged bluestone plinth and unfilled ground floor loggia, provide a variation and debasement of the theme. However the Art Nouveau cement detailing is very fine, and the projecting balconettes over the side entrance have the luxuriant detailing of Gaudi's buildings. The elongated keystone motif with incised ruling at first floor level and the large corbel supporting the balconettes are in marked contrast to the more correct Italian Renaissance detailing of the arcaded loggia and ground floor pilaster.

Number 14 was originally the surgery and has a stained glass name panel with "Bennetts Dentist" in the porch. Internally, the encaustic tiles to the floor remain intact, and the art nouveau ceiling treatment (cornice and panels with foliage and grape decorations) is of some interest.

Number 16 was the private residence and it is larger than 14 and somewhat more opulent. A stained oak stairway (with intact bannisters with tulip cut outs and incised newell posts) leads to the upper floor of both buildings which was originally all used as the residence. Petitions have now been inserted, drastically altering the building. Two roundels of stained glass with delicate plaster surrounds survive in the upstairs and downstairs wall and intact lead lighting survives to side lights and transom lights of both entrances.

This building provides an important example of an Art Nouveau residence/ combined commercial building. It is superior to "Brooklyn", 50 George Street, which was refaced at a similar period but is more crude in detailing and execution. Whilst 43 Alfred Crescent, North Fitzroy, provides a more consistent example of an intact art nouveau residence, both internally and externally, the detailing, composition and execution of the building differ markedly from this building. The combination of bluestone, face brickwork and delicate cement detailing produce a building of considerable interest and importance.

1.   Fitzroy Ratebooks First entry 1913. No. 16: Albert Bennett, Dentist own./occ. Brick House 8 rooms £100; No. 14 - Ditto. Brick House 6 room £75.0.0.

2.   Fitzroy Council Building Permit Book. 4.12.1912. Gertrude Street 2 villas for A.E. Bennett, L. Hansen Builder.

3.   Fitzroy Council Building Permit Book 20.10.1908. Gertrude Street, 2 villas for A.E. Bennett, N. Smith, builder.

4.   J. Smith (ed) *Cyclopedia of Victoria* Vol. 1 1903 p.470-471. for a discussion on Albert E. Bennett.

NAME:	Former E.S.& A. Bank
ADDRESS:	136 Gertrude St.
CONSTRUCTION DATE:	1879[1]
ALTERTNS/ADDITNS:	
ARCHITECT:	Leonard Terry? [1]
BUILDER:	Unknown
FIRST OWNER:	E.S. & A. Bank
FIRST OCC./USE:	Ditto/Banking Chamber
PRESENT OWNER:	State Government
PRESENT OCC./USE:	Vacant -- was V.D. Clinic
CONSTRUCTION MATERIALS:	Rendered masonry
INTACTNESS/ CONDITION:	Facade painted, interior not intact
AREA/STREETSCAPE:	-

IMPORTANCE:

This bank building constructed for the E.S. & A. Bank in 1879, probably to the design of Leonard Terry, is a typical example of a bank in the conservative classical style. The rendered and painted facade is very austere with banded piers to the ground floor and a plain unadorned upper floor facade. The whole composition is topped by a dentillated cornice.

This building is of significance locally but there are better examples by Terry of banks of this size. It forms an important streetscape component and is externally intact.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

This bank was constructed for the E.S. & A. Bank in 1879[2]. It is likely to be by Leonard Terry, but the records of this bank do not survive prior to 1890 and no tender notices have been discovered.

The first Fitzroy branch of the E.S. & A. Bank was opened at 43 George Street in 1854[3]. In about 1865 it moved to 65 Gertrude Street at the corner of Little Napier. In 1879, the new premises were erected for a cost of £8,396.15.6. In 1942 the bank sold the property for £2,250.[4]

1. It has also been suggested that William Wardell may be the architect.

2. Trethowan B "A Study of Banks in Victoria 1851-1939" for the Historic Buildings Preservation Council. December 1976. Date of construction from directory search.

3. As discussed in op cit p.21.
4. Information from Mr. Holt, ANZ bank architect.

BUILDING ANALYSIS AND EVIDENCE (cont'd)

This building is a typical example of a bank in the conservative classical style, and like other Terry banks has a marked unity in architectural vocabulary.

The original cement rendered facade has been painted but the bluestone base course remains. The ground floor composed of ruled masonry piers is broken by recessed rectangular panels containing the doors and windows. This is typical Terry fenestration treatment, as seen in Terry's Ballarat London Chartered Bank of 1860 (now demolished), although in this case, there are curved top corners to the plain reveal. The upper floor is unusually austere without any window surrounds. The whole composition is surmounted by a dentillated cornice and debased parapet. Internally, there is little of note, apart from some surviving cornice and the original cedar staircase.

This building has a harmonious facade composition, but is remarkably austere and modest for a Terry bank. The facade treatment has ignored the corner site and is oriented only to the street front. There are better, more refined examples of Terry banks in Victoria, but this building provides an important streetscape component and is of local significance.

NAME:	
ADDRESS:	158-164 Gertrude St.
CONSTRUCTION DATE:	1887-1888
ALTERATNS./ADDTNS:	Ground floor shop fronts altered, verandah replaced by cantilevered awning
ARCHITECT:	Tappin, Gilbert & Dennehy
BUILDER:	Unknown
FIRST OWNER:	C.R. Blackett/ Chemist
FIRST OCC./USE:	Shops
PRESENT OWNER:	Various
PRESENT OCC./USE:	Ground floor shops; upper floors - boarding house accommodation
CONSTRUCTION MATERIALS:	Red brick, cement and freestone dressings, slate roof.
INTACTNESS/ CONDITION:	Upper floor facades intact
AREA/STREETSCAPE:	Part of recommended streetscape A13

IMPORTANCE:

This building was constructed in 1887-1888 for Cuthbert R. Blackett, a notable chemist, to the design of architects, Tappin Gilbert and Dennehy. It provides an outstanding specimen of English Queen Anne Revival. The

use of typical Queen Anne motifs - three centred arches, radiating gable end motif, tripartite windows, sill aprons, finials and prominent chimneys - executed in red brick, face freestone and cement trim produce one of the best specimens of this style in Melbourne.   The design elements resemble those of the East Melbourne Coffee Palace of 1888,   by the same architects.

The building is substantially intact apart from alterations to the shop fronts at the ground floor level.   Number 164 retains the original cedar chemist shop fittings and provides an excellent example of an intact interior.   The bullnose cantilevered verandah is a later replacement, but the wrought iron brackets are sympathetic with the earlier building. The makeshift structures infilling the balcony have not altered the building fabric itself.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register as an excellent example of a Queen Anne Revival commercial building. It is also recommended that it be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule)

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1887-1888 for Cuthbert R. Blackett, a chemist, to the design of architects Tappin, Gilbert and Dennehy[1].

Blackett was a chemist of some importance, as described in *Victoria and its Metropolis* of 1888[2]

> "...1879 he was elected to represent Fitzroy in the
> Legislative Assembly and took part in the memorable
> political struggles of that period. ..In 1880 he was
> appointed a member of the Royal Commission for the great
> Exhibition, was chairman of two important juries, and
> was soon afterwards appointed a member of the Royal
> Technological Commission of which body he is now president.
> ....In 1882 he was again returned to Parliament as member
> for Fitzroy, but at the next general election, he was
> defeated.....His private residence is Burlington Terrace,
> East Melbourne, and his laboratory is in the old County
> Court, Swanston Street".

This building is of considerable architectural importance. It provides an excellent example of an English Queen Anne Revival Commercial building. The triple windows, the three centred arches of the first floor loggia and the use of the aprons under the windows are derivatives from Richard Norman Shaws work in England (in particular, Bedford Park, Bath Road of 1881). There appears to be quite a novel use of a semi-circular loop at the bottom of the pilaster panels. The radiating gable end motif is also typical of Queen Anne work and can be seen applied to gable ends in modest domestic work in Melbourne.

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1. *Australasian Builder and Contractors News* 12.11.1887. Tenders called for three storey brick shops in Gertrude Street, Fitzroy, for C.R. Blackett. Tappin, Gilbert & Dennehy, architects.
2. Volume 2 p.463.

The building is intact apart from the ground floor shop fronts which have all been altered (only the dividing pilasters with incised capitals survive). At first floor level, the window openings appear to be intact with some surviving lead-lighting in the side lights. Some makeshift structures have been inserted into the balcony but apart from removal of a small panel of wrought iron, the building has not been altered.

The cantilevered bull-nose verandah is a later replacement, but the wrought iron brackets make it sympathetic to the original building. It is recommended that the verandah be painted an appropriate colour to unify the verandah and facade.

This building resembles the East Melbourne Coffee Palace (cnr. Hotham and Simpson Streets) of 1888, also by Tappin Gilbert and Dennehy. There is a similar use of Queen Anne motifs: tripartite windows, three centred arches, projecting gable ends, cement trim, and intact cement trimmed chimneys. Whilst this building is in an excellent state of intactness, the detailing to the Gertrude Street building is considered superior; face freestone and cement trim, pilaster, sill aprons, gable end decorations and an elegant loggia produce a more sophisticated design solution for this smaller building.

Tappin and Gilbert were also undertaking work in Ballarat at this time: in 1886 they were architects for Reid's Coffee Palace, 128 Lydiard Street, and in 1888, Tappin Gilbert and Dennehy undertook the extensions. This Ballarat building is not in the Queen Anne Style but displays a high Victorian eclectic use of classical motifs.

The upper floor interior was not inspected, due to the use of the upper floors as private boarding accommodation. The consultants were informed that they have been re-modelled and are not intact. The ground floor shop to number 164 is of considerable interest. It has maintained the original use as a chemist[1] and the original cedar counter, glass cabinets, medicine drawers, shelving, mirrors and lining boards survive in excellent condition.

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1.   Fitzroy Ratebooks 1889, 164: Thomas Jones, Chemist, occupier, Cuthbert Blackett (owner) Brick Shop, twelve rooms £80.

NAME:	Terrace
ADDRESS:	36-50 Gore Street
CONSTRUCTION DATE:	pre 1858
ARCHITECT:	Charles Webb?
BUILDER:	Unknown
FIRST OWNER:	1859 - William Virgol
FIRST OCC./USE:	Various/ rented out as residences.
PRESENT OWNER:	Various
PRESENT OCC./USE:	Various: mostly owner/ occupiers as residences
CONSTRUCTION MATERIALS:	Rendered masonry galvanised iron roofing
INTACTNESS/ CONDITION:	Facades substantially intact
AREA/STREETSCAPE:	Part of recommended area A5

IMPORTANCE:

This terrace sequence of 8 houses was constructed prior to 1859 probably for William Virgol. It provides an excellent example of an early Regency terrace development which responded to the requirements of the 1849 Melbourne Building Act: the continuing facade parapet and the party wall projecting through the roof. It is possible that five of these terraces were designed by Charles Webb in 1858, but this has not been verified.

This terrace is in remarkably intact and good condition. Of particular interest is the panelled pilaster to the upper floor with unusual paired consoles at the capitals. A continuous cast iron fence, set on a bluestone plinth unifies the terraces at street level, and intact timber blind hoods can be seen on numbers 44-50.

The terrace is more sophisticated in detailing than some earlier terraces in Fitzroy, but provides a significant example of a transitional terrace formula which eventually resulted in the numerous ornate terraces of the 1880's boom.

RECOMMENDATIONS:

It is recommended that this terrace sequence be added to the Historic Buildings Register, the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (3rd Schedule). Further research is recommended to establish an exact date of construction and to verify or negate Webb's association with this terrace sequence.

BUILDING ANALYSIS AND EVIDENCE:

These houses were constructed prior to 1859 probably for William Virgol
who rented the properties out.[1] An attempt was made to trace the properties
in the Melbourne City Council Records, but without success.[2] It is possible
that five of these terraces were those designed by Charles Webb in 1858[3] but
this has not been verified.

This terrace sequence of 8 houses is remarkably intact and simple in conception.
It is one of the longest double storey terrace sequences in Fitzroy and the
repetition of architectural motifs produces a harmonious facade. Of particular
note is the panelled pilaster to the upper floor with an unusual console detail
at the capital: paired consoles project outwards and sideways supporting the
cornice.

This detailing is seen on the less intact houses 274-276 Gore Street, and
it is possible that these are also to the design of Webb.[4]

It would appear that a date of c1858 terrace would be appropriate for this
terrace. The window surrounds, pilaster and cornice treatment shows a
greater degree of sophistication than displayed on earlier Fitzroy terraces
(compare Glass Terrace, 64-78 Gertrude Street of 1853-54, and Royal Terrace
of 1854-55, 1856-57). The simple regency pilaster treatment and moulded
window surrounds produce an elegant facade treatment. The continuous parapet
was a feature of early Fitzroy terraces, and was in response to the anti-
fire measures of the 1849 Melbourne Building Act.[5] This Act only applied
to certain sections of Melbourne, and it was not until the 1860's that
fashion persuaded the parapet to be introduced in areas outside the Building
Act's control (for example in North Melbourne, South Melbourne, Carlton etc.)

These houses provide an excellent example of a well preserved and intact late
1850's regency terrace sequence. There is a continuous intact cast iron fence
set on a bluestone plinth unifying all the houses at street level. Intact
original blind hoods can be seen on numbers 44-50. The delicate console
treatment at the cornice line pilasters, window surrounds and cornice provides
some surface modelling to an otherwise austere facade. This terrace provides
a significant example in the development of terrace housing in Melbourne, and
provides an important streetscape element to this extremely important precinct.

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1. Fitzroy Ratebooks 1859 William Virgol owner, no entry for occupier or
   description, 36 and 38: £50.0.0; £40-50: £100.0.0.
2. An attempt was also made using the directories, but occupiers are listed
   in alphabetical order not street sequence, therefore making the
   tracing of a terrace sequence almost impossible. The Melbourne City
   Council Records also list occupiers not owners, which also made
   identification of this terrace not possible. Reference to the Melbourne
   City Council Building Register Book is recommended, but this was not
   undertaken due to the extensive searching time involved in such a task.
3. Argus Charles Webb calls tenders for 5 two storey brick houses, Gore
   Street.

4. Argus 8.4.1859 Charles Webb calls tenders for two 2 storey dwellings
   in Gore Street. Again the connection has not been verified.
5. For discussion of this Act refer M.B. Lewis "64-78 Gertrude Street
   Fitzroy", paper prepared November 1978. p.4

NAME:	Russian House
ADDRESS:	287 Gore Street
CONSTRUCTION DATE:	1883
ALTERATNS./ADDITNS:	-
ARCHITECT:	Unknown
BUILDER:	Unknown
FIRST OWNER:	Trustees of Friendly Societies
FIRST OCC./USE:	James Kieran/Chemist
PRESENT OWNER:	Russian Cultural Society 4 Diss Crt. St.Albans
PRESENT OCC./USE:	Ronald Hopkinson/ Society Headquarters
CONSTRUCTION MATERIALS:	Cement rendered masonry
INTACTNESS/ CONDITION:	Intact, good condition
AREA/STREETSCAPE:	Part of recommended area B10.
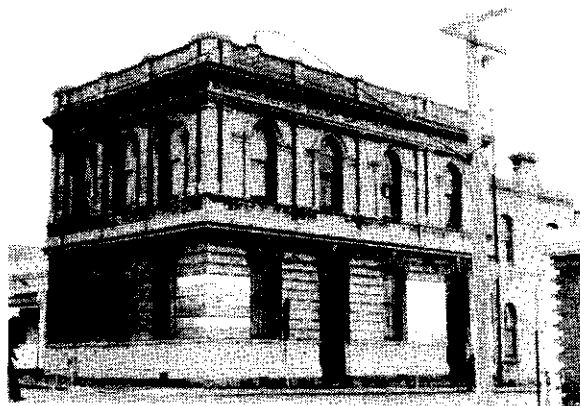
IMPORTANCE AND EVIDENCE:

This building was constructed in 1883 for the Trustees of Friendly Societies.[1] This Society was one of the Clubs which grew up as a method of Health insurance for wealthy subscribers who paid a set fee for the services of a qualified suburban practitioner.[2]

It is superbly executed in unpainted cement render (apart from the painted plinth up to the window sills) with bluestone footings, and is intact apart from the removal of balls from the parapet.

The design is almost identical with the building on the corner of Dorcas and Ferrars Street South Melbourne of 1878 which was originally a dispensary building but is now a freemasons Hall. However the Fitzroy building is more intact with drafted masonry bands to the ground floor and intact joinery to doors and windows.

This building is a superb example of a Renaissance classical boom building with incised pilasters and arcuated first floor windows. It is considered of importance on a Statewide basis and forms an extremely important corner streetscape element.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (3rd Schedule).

1. First Ratebook entry 1884 Trustees of Friendly Societies (owner), James Kieran (owner) Dispensary £130.
2. Refer Davison G. *The Rise and Fall of Marvellous Melbourne* M.U.P. 1978 p. 106

NAME:	Johnston Street Cable Tram Engine House.
ADDRESS:	95-105 Johnston Street.
CONSTRUCTION DATE:	1886-1887.
ALTERATNS./ADDTNS:	New entrance door; facade painted.
ARCHITECT:	Twentyman &Askew.
FIRST OWNER:	Melbourne Tramway and Omnibus Company.
FIRST OCC./USE:	Ditto/Engine House.
PRESENT OWNER:	Westgarth Properties Pty. Ltd.
PRESENT OCC./USE:	G. Moraitis.
CONSTRUCTION MATERIALS:	Brick, cement dressings.
INTACTNESS/ CONDITION:	Partially intact/good condition.
AREA/STREETSCAPE:	Part of recommended area A7.

IMPORTANCE:

This building, designed by Twentyman & Askew, architects, was built in
1887, and was the fifth engine house built for the Melbourne Tramway and
Omnibus Company. The facade of the building has been altered, but the
combination of decorative cement dressings and the use of stilted gothic
arches, results in an important streetscape component. The Nicholson
Street Engine House provides a better example of this building type.

RECOMMENDATIONS:

This building due to its local importance, is recommended for addition
to the Register of the National Estate and for specification under Clause 8
of the Town and Country Planning Act (3rd Schedule).

BUILDING ANALYSIS AND INVESTIGATION:

This building was the fifth Engine house to open for the Melbourne Tramway
and Omnibus Company. It was opened on the 21st December 1887[1] (twelve
months after the land was bought) and is the first example where the site
is not a corner one. This is because it was a small Engine House pulling
only two cables, both of them in Johnston Street (compare the three cables
of the Nicholson Street Engine house). The cost of the building alone was
£12,791.4.5, (with machinery was £38,384.19.6[2]) and the architects were
Twentyman & Askew[3].

The facade of this building has been altered; the face brickwork has been
painted, and a new carriage entrance inserted in the west bay. However, the
cement detailing with foliated capitals, string course at impost height,
corbels at cornice line and trefoil motif capping the pilasters (a motif
used on other engine houses) provide a decorative and pleasing facade. The
elevation is broken into five bays by projecting pilasters and the use of

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1. L.J. Harding "Development of Tram Engine Houses", B.Arch. University of
    Melbourne (undated) p.35-37.
2. op cit p.37
3. "Twentyman & Askew Day Book", La Trobe Library. Manuscripts Collection:
    October 1886. Car house in Johnston Street, Collingwood. Contract
    price £2,949.0.0. Bruvir Bros. Final Price £2,922.18.7.

stilted gothic arches with raised decoration is unusual on an industrial building.

Internally some original cast iron columns and fittings survive.

After 52 years of service, the Johnston Street Engine House was closed on 15th April, 1939.   The building is an important streetscape component to the Johnston Street/Brunswick Street precint.   It is considered by the consultants, that the Nicholson Street Engine House provides a superior example of this building type.

NAME:	-	
ADDRESS:	120-122 Johnston St.	
CONSTRUCTION DATE:	1886	
ALTERATNS./ADDITNS:	ground floor and verandah altered.	
ARCHITECT:	Unknown	
BUILDER:	Unknown	
FIRST OWNER:	Samuel Peacock	
FIRST OCC./USE:	Ditto/Doctors residence and possibly surgery.	
PRESENT OWNER:	Various.	
PRESENT OCC./USE:	Various offices	
CONSTRUCTION MATERIALS:	Rendered brick, scalloped slate roof.	
INTACTNESS/ CONDITION:	Verandah altered, upper floor facade intact/ good condition.	
AREA/STREETSCAPE:	Part of recommended area A7	
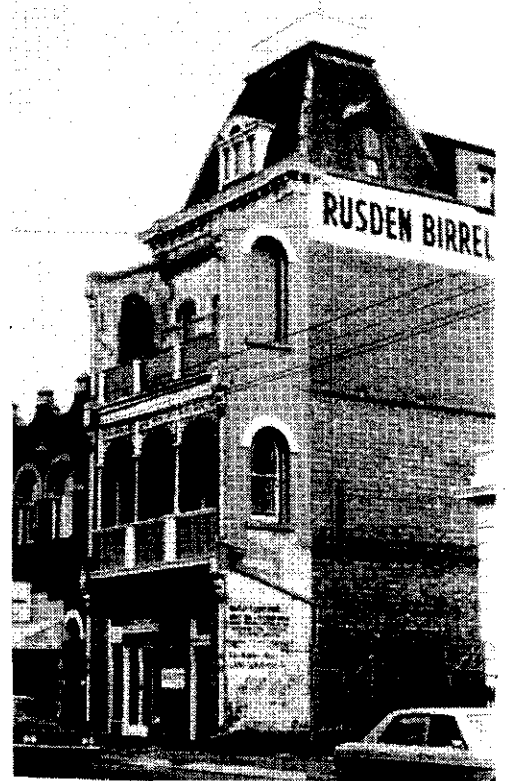
IMPORTANCE AND EVIDENCE:

This building was constructed in 1886 for Samuel Peacock, a doctor.[1]

The building is very grand and provides a landmark for the area.   It is of an unusual, possibly unique, three storey single terrace house design with a steep mansard roof and widows walk.   The original gas fittings survive to the facade.

Unfortunately the building has been substantially altered at the ground floor, with the verandah infilled to the street frontage.   The original balustrading to the upper floors and the verandah roof have been removed. An early photo survives of the original facade[2] showing the original verandah and cast iron balustrading.

1.   First ratebook entry: Samuel Peacock (owner/occupier), doctor, Brick house 12 R ₤120.
2.   La Trobe Collection, State Library of Victoria H36145 Meade Collection c1930.

120, 122 Johnston Street (Cont.)

This building is of considerable interest for the imposing scale and detailing of the upper floor facade and roof. It provides a landmark to this commercial precinct, and would greatly enhance the area if the original verandah and roof were reinstated.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (3rd Schedule).

(22)   Johnston Street looking west, c1930

NAME:	All Saints Catholic Church
ADDRESS:	King William Street
CONSTRUCTION DATE:	1864
ALTERATNS./ADDITNS:	-
ARCHITECT:	G.R. Cox
BUILDER:	Unknown
FIRST OWNER:	Wesleyan Church
FIRST OCC./USE:	Ditto/Sunday School
PRESENT OWNER:	Roman Catholic Church
PRESENT OCC./USE:	Ditto/Church
CONSTRUCTION MATERIALS:	Bluestone, slate roof, painted cement trim
INTACTNESS/ CONDITION:	Externally intact
AREA/STREETSCAPE:	Part of recommended area B7.
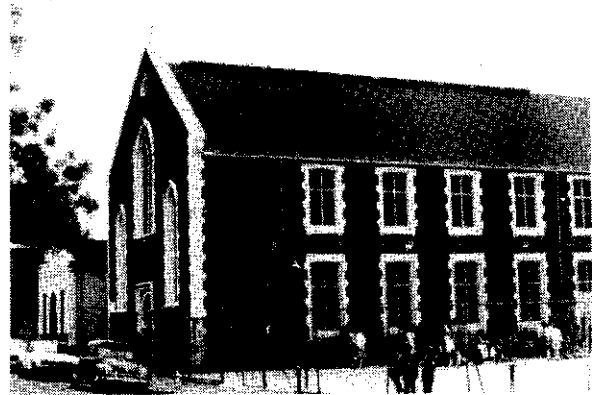
IMPORTANCE:

This building was constructed in 1864, as the Wesleyan Sunday School[1], to the design of G.R. Cox[2]. It is a simple gabled bluestone structure with slate roof, and has English Gothic lancet windows to the front facade, otherwise simple rectangular windows with quoined surrounds perforate the side elevation at regular intervals.

Little is known of Cox as an architect but he designed 67 George Street in 1873. This Sunday School building is intact and simple in conception. It is of significance locally as a simple bluestone utilitarian building. Internally, the building has been redecorated for its present use as a church.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

(23) All Saints Church then the Wesleyan Sunday School 1893

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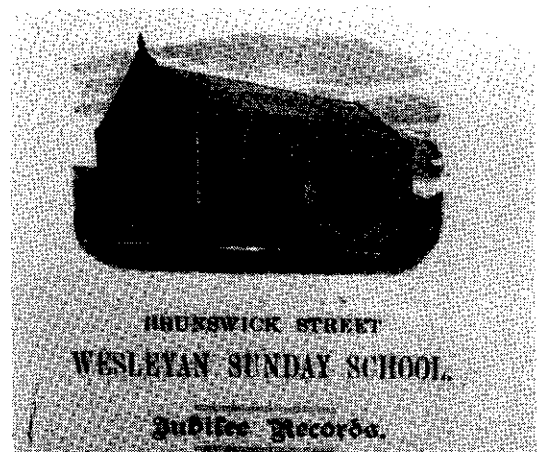
1. *Brunswick Street Wesleyan Sunday School Jubilee Records* Griffith and Spaven 1893, p.1.

2. *Argus*, 9.3.1864. Geo. R. Cox calls tenders for erection of Wesleyan Sabbath School, Fitzroy.

NAME:	-
ADDRESS:	64-68 Napier Street
CONSTRUCTION DATE:	64 - pre 1858?; extended/ rebuilt 1873?; 68- 1869
ALTERATNS./ADDITNS:	-
ARCHITECT:	68 - A.F. Kursteiner
BUILDER:	UNKNOWN
FIRST OWNER:	H. Raphael/Estate Agent owned both properties from 1869 onwards/rented properties out.
FIRST OCC./USE:	Residence
PRESENT OWNER:	G.S. Clark, 19 Redmont St. Kew.
PRESENT OCC./USE:	Private dwelling
CONSTRUCTION MATERIALS:	Rendered masonry
INTACTNESS/ CONDITION:	Intact
AREA/STREETSCAPE:	Part of recommended area A3

IMPORTANCE:

These two houses were constructed in various stages: number 68 was built in 1869 for Henry Raphael, a real estate agent to the design of architect A.F. Kursteiner; number 64 was probably constructed in 1874, also for Raphael but may have incorporated an earlier building. Alfred Kursteiner was an active architect in Fitzroy and designed numerous residences. This is his grandest residential scheme, and despite differences in construction dates and subtle changes in detailing, the facade presents itself as an imposing and unified composition of three levels.

The restrained modelling and use of consistent architectural elements produces a building of architectural significance. Internally, there is little of architectural importance.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule)

BUILDING ANALYSIS AND EVIDENCE:

This pair of imposing houses was apparently constructed in various stages. Number 68 was constructed in 1869 for Henry Raphael[1] a real estate agent to the design of architect A.F. Kursteiner.[2] Number 64 was probably constructed in 1874 for Raphael,[3] although an earlier building may have been extended and refaced to compliment the existing building.[4] It appears more likely that a new building was built by Raphael, possibly again to the design of Kursteiner.

Kursteiner did work elsewhere for Raphael, constructing two shops and dwellings in Little Lonsdale Street in 1871.[5]

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Inspection of the facade shows a neat junctioning of two buildings constructed at different times, with different details applied to each building. A change of stringcourse at first floor level is echoed by the fine upward sweep of the cornice. The masks on the keystones at ground floor level all differ. The ancones supporting the first floor window sills are uniform, but the sill height to number 64 is increased by the insertion of an impost block. The window heads and stringcourses above return to a uniform height. The attic windows of number 64 rise higher than those of number 68 with small decorative relief panels.

The central arch has two different springing points again indicating a break in construction. The impost moulding to the ground floor is different from number 68 and incorporates an astragal (beed and reel) and foliated cyma recta moulding.

Despite different construction dates and subtle changes in detailing, the facade presents itself as an imposing and unified composition of three levels. Internally there is an elliptical arch between the two front rooms of number 64, with otherwise crude joinery, and splayed window reveals at ground floor level to number 68. There is little else of note.

Kursteiner was an active architect in Fitzroy at this time. In 1866 he undertook alterations to the Belvidere Hotel,[6] now the Eastern Hill hotel, Brunswick Street, and was probably responsible for the upper floor facades which remain intact today.

In 1870 he designed 14 cottages and 2 two storey houses in Mary Street Fitzroy [7] and in 1871 designed 16 cottages and 4 stone houses, Mary Street Fitzroy.[8] These are the well known and unique group of houses in Greeves Street. In 1871 he designed two houses in Victoria Parade, and there are other Fitzroy residences also designed by him.

This pair of houses is the grandest residential design by Alfred Kursteiner a well known Fitzroy architect. The composition and detailing result in an imposing and significant building. This building provides an important streetscape element to this important precinct.

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1. Fitzroy Ratebooks 1869. Hy Raphael (owner), S.G. Pope, Carpenter (Occupier), Brick house, 10 rooms £75.
2. *Argus* 18.2.1869 A.F. Kursteiner calls tenders for the erection of 2 storey brick residence, Napier Street Fitzroy for Henry Raphael.
3. Fitzroy Ratebook 1874 Hy Raphael owner/occupier, Brick house, 12 rooms £75.
4. Fitzroy Ratebook earliest entry for 64 Napier Street: George Davis (owner) No description, £80. In 1865 Henry Raphael purchased No. 64 which was described as a brick shop and bakehouse.
5. *Argus* 27.5.1871 p.3 Kursteiner calls tenders for 2 shops and dwellings, Little Lonsdale Street for Henry Raphael.
6. *Argus* 12.3.1866 p.3 Kursteiner calls tenders for alterations to the Belvidere Hotel, cnr. Victoria Parade and Brunswick Street for W. Steinbel.
7. *Argus* 20.6.1870 p.3 Alfred Kursteiner calls tenders for 14 cottages and 2 storey houses, Mary Street Fitzroy.
8. *Argus* 15.8.1871 p.3 Alfred Kursteiner calls tenders for 16 cottages and 4 stone houses, Mary Street Fitzroy.

NAME:	Uniting Church
ADDRESS:	Napier Street
CONSTRUCTION DATE:	1871
ARCHITECT:	George Browne
BUILDER:	James Sumner and Co.
FIRST OWNER:	Prebyterian Church
FIRST OCC./USE:	Ditto/Church
PRESENT OWNER:	Uniting Church in Australia
PRESENT OCC./USE:	Ditto/Church
CONSTRUCTION MATERIALS:	Bluestone, freestone dressings, slate roof
INTACTNESS/ CONDITION:	Intact externally; internal modifications
AREA/STREETSCAPE:	Part of recommended streetscape A15.
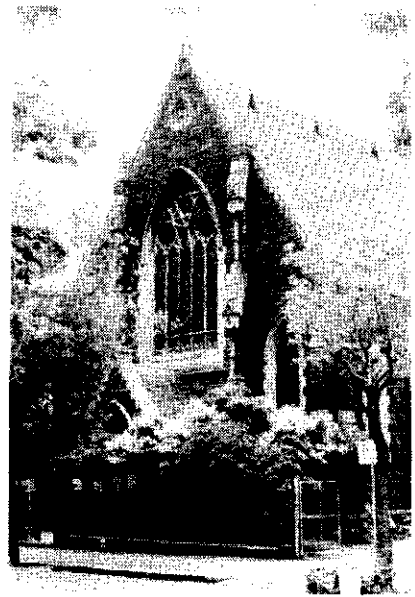
IMPORTANCE:

This church, constructed in 1871-72, is the only known ecclesiastical design by the architect, George Browne. It provides a significant example of an intact English Gothic Church building, with the original coloured glass, (by   Urie and Ferguson) external and internal finishes surviving. The simple gable facade is decorated by unusual attached paired columns at the top of the gable, and banded shafts with set backs dividing the upper and lower columns flanking the central window. The intact cast iron fencing on a bluestone plinth compliments the building.

This building provides a focal point to an important, treed, streetscape along Napier Street.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register as an intact example of an English Gothic Church building. It is also recommended that the Church be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed as the Presbyterian Church in 1871-72 to the design of architect, George Browne[1], and built by James Sumner and Co., for a cost of £2,700 (including fittings)[2]. It was described in the *Illustrated Australian News* of May, 1872, as follows[3]:

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1.   *Argus*   1.9.1871, p.2.   Tenders wanted, erection of new Presbyterian Church, Fitzroy. George Browne, architect.

2.   *Illustrated Australian News*   21.5.1872, p.15.

3.   Ibid.

".....the foundation stone was laid by Sir James McCulloch
on the 13th of November, 1871... The complete design has
only been carried out so far as regards the nave, the
transepts being in futuro. The nave is 65 feet long by
40 feet 6 inches wide and the walls are 25 feet high. The
roof which is opened to the ridge is stained and varnished,
and a new mode of ventilation has been introduced in the
form of Gothic perforations from the eaves to the beam
filling. The principals of the roof are supported by hammer
beams resting on ornamental corbels and columns......The
building is composed of bluestone with white dressings of
freestone and tracery round the windows. The main entrance
is opened by a well treated porch, the floor of which is
laid with Minton's tiles. The internal fittings of the
Church, together with the pulpit, are executed in French-
polished cedar. At the rear are erected vestries and
class-rooms, with the usual out buildings. The front elevation
is treated with ornamental buttresses terminating with small
spires and wrought iron vanes. The main window of the front
gable is large and of open tracery as are also the smaller
windows. .....All the windows have been glazed in most
elaborate designs with embossed, stained and ornamental glass,
and were made by Messrs. Urie and Ferguson, of this city. The
grounds are enclosed with iron palisading."

The building survives intact today apart from some internal arrangement.
The cedar ceiling and panelling survive as does the original hammer beam
roof truss system. No original drawings survive, but it appears that the
original proposal for transepts "in futuro" was never realised.

This is the only ecclesiastic building by George Browne that has been
identified. Browne was also responsible for "Rupertswood", Sunbury (1874)
and the former Academy of Music, 17 Lydiard Street, Ballarat (1874). It
provides a significant example of an intact English transitional Gothic
Church building with intact coloured stained glass and original finishes,
both internally and externally. The fine cast iron fencing on a bluestone
plinth compliments the building.

NAME:	Napier Hotel
ADDRESS:	210 Napier Street (cnr. Moor Street)
CONSTRUCTION DATE:	1916
ALTERATNS/ADDITNS:	1925 - Smith, Ogg & Serpell 1954 - Walter Pollack
ARCHITECT:	Smith and Ogg
BUILDER:	W. Cooper
FIRST OWNER:	Carlton Brewing Co.
FIRST OCC./USE:	Ditto/Hotel
PRESENT OWNER:	J. & J. Dempster, 210 Napier Street
PRESENT OCC./USE:	Ditto/Hotel
CONSTRUCTION MATERIALS:	Brick, terracotta tile roof, tiling to dado height, intact lead light glazing
INTACTNESS/ CONDITION:	Externally intact
AREA/STREETSCAPE:	Part of recommended area B7.

IMPORTANCE:

This hotel was constructed in 1916 for the Carlton Brewing Company, and built by contractor W. Cooper. The architects are not known, but may be Smith and Ogg, who nine years later undertook some alterations to the building. The exterior of the hotel of unpaired red brickwork is intact. The composition is symmetrically placed around an unusual square corner tower adorned by a rose bush decoration. Two identical central dutch gables are featured in each facade, echoing the entrance doors below. The ground floor windows contain fine leadlighting, and wrought iron lamp brackets overhang each entrance door.

The intact nature of the hotel and the unusual, architectural motifs (square corner tower, decorative foliage, intact wrought iron work) combine to make this building one of great architectural significance.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register as an intact and unusual example of a hotel building of the period. 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 AND EVIDENCE:

This corner hotel was constructed in 1916 and replaced an earlier hotel, likely to be the original hotel on this side of 1866[1]. This hotel like many others in the Melbourne suburbs, replaced a hotel that was considered of inadequate standard by the Licensing Reduction Board. The Licensing Reduction Act of 1906-07 established high standards, many of which were not met by the existing hotel.

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1. Daws K and MacAllester, Jill "Hotels with corner towers in Fitzroy and Collingwood". B.Arch. University of Melbourne, 1968, p.12.

BUILDING ANALYSIS AND EVIDENCE   (cont'd)

A permit was issued on the 30th October, 1916, with W. Cooper listed as the builder . [2]It is possible that Smith and Ogg who were the Brewery architects at that time, designed this hotel, but there is no such record. At this time the Brewery had one staff architect,   Weaver, who also may have been responsible for this building.   In 1925, Smith, Ogg and Serpell untook alterations to the hotel (nature of works uncertain) and so it appears likely that the firm designed the hotel 9 years earlier.[3]

The exterior of the hotel is intact, and the composition is dominated by a corner tower, a standard feature of hotels built at this time. However, the tower on the Napier is unusual, with a similar, but inferior, tower appearing on the Royal Oak Hotel in Bridge Road, Richmond.   The square nature of the tower differs completely from other corner towers and results from continuing the flat plan of the door up into the tower. The timber brackets supporting the roof appear to be a Queen Anne derivative. An unusual rose-bush decoration decorates the corner tower panel.   The origin of this corner tower and rose-bush decoration is unknown, but appears so distinctive that one person may have been responsible for its creation. It is possible that Robert Haddon who worked for Smith and Ogg in 1912 may have influenced this work[4], but this has not been substantiated.

The composition is symmetrically placed around the corner entrance. The side entrances are echoed by a projecting dutch gable motif which extends beyond the parapet. A foliated crest with the initials‘NH'is contained within a recessed arch below the gable end. An unusual wide projecting cornice treatment supported on timber eaves brackets unify the composition at eaves height.   This is repeated by horizontal bands at first floor level (with raised name), and at ground level with a solid bank of green tiles. Unlike many hotels, these tiles form a vital part of the hotel design and compliment the very fine predominantly green lead lighting to the ground floor windows. Fine wrought iron lamp brackets overhang each entrance door and window balconettes decorate the two side entrances.

The interior has been altered but pressed metal dadoes survive in the hall and billiard room, the corner internal entrance joinery is intact and the bar appears to be original. Otherwise on the ground floor there is nothing of note.

The unusual composition and features of this hotel, combined with the intact, well preserved and face brick facade, combine to make this hotel of unique architectural significance.   The enigma surrounding the architect reponsible or the source of inspiration does not lessen its importance.

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2.   Fitzroy Council Building Permit Book 30.10.1916.
      Hotel for Carlton Brewery Ltd.   W. Cooper, Builder   Napier & Moor
      Street   ₤2.5.‾

3.   Daws & MacAllester op cit p.12. Information compiled from the
      Licensing Court which supplied names of architects who carried out
      alterations.

4.   A suggestion made by a Mr. Gainger of the firm, as quoted in
      Daws and McAllester op cit p.46.

NAME:	Fitzroy Cable Tram Engine House
ADDRESS:	Nicholson Street, Cnr. Gertrude Street
CONSTRUCTION DATE:	1886
ALTERATNS./ADDITNS:	Corner signal box not part of first design, new entrance door on north elevation, urns removed from top.
ARCHITECT:	Twentyman & Askew?
BUILDER:	Martin and Peacock
FIRST OWNER:	Melbourne Tramway and Omnibus Company
FIRST OCC./USE:	Ditto/Engine House
PRESENT OWNER:	Melbourne and Metropolitan Tramways Board
PRESENT OCC./USE:	Ditto/Offices
CONSTRUCTION MATERIALS:	Brick, cement dressings, bluestone plinth, cast iron internal columns.
INTACTNESS/ CONDITION:	Intact/good condition
AREA STREETSCAPE:	Part of recommended area A1

IMPORTANCE:

The Fitzroy Cable Tramway Engine House was the 3rd of eleven such Engine Houses constructed for the Melbourne Tramway and Omnibus Company. It was erected in 1886-87, the contractor was Martin and Peacock and the architects were probably Twentyman and Askew. It provides the best example of this building type and is intact apart from the removal of urns to the parapet and minor facade alterations. The cement and bluestone dressings contrast against the two tone red brick work, and the eclectic use of architectural motifs with the dominating corner signal tower result in a building of state wide significance.

RECOMMENDATIONS:

It is recommended that this building be brought to the attention of the Historic Buildings Preservation Council and be referred to the Government Buildings Advisory Council. It is also recommended that it be added to the Register of the National Estate and be specified under the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

The Fitzroy Cable Tramway Engine House was the 3rd of eleven such Engine Houses constructed for the privately owned Melbourne Tramway and Omnibus Company.[1] It was erected in 1886-87[2] and opened 10.8.1887.[3] It was probably designed by architects Twentyman and Askew,[4] the contractor was Martin and Peacock and the construction cost was £17,833.11.9 (with machinery included was £64,979.16.5).[5]

The original drawings survive and indicate that the building as it stands today is virtually intact. Only the urns have been removed, an entrance cut into one of the northern windows and the original corner entrance, infilled to sill height to form a window. Two contract drawings exist dated June 1886 without the corner signal box; a third undated drawing shows the scheme for the signal box,[6] and it is probable that this was an amendment to the original design during the construction period.

The Nicholson Street Engine House was one of the biggest engine houses, driving three cables, the greatest cable length being 23,880 feet.[5] Out of those surviving which are substantially intact,[6] the Nicholson Street building provides the best, intact example of an engine house building. Compared to the simple design of the first engine house building at Richmond (1885), this building is more ornamental and compares with the North Melbourne building of 1890 (designed by Twentyman and Askew). The external cement and bluestone detailing is extremely fine; the window sills and supporting volutes are in bluestone, and the window dressings, representative cement cable and brackets are in pre-cast units. The facade is in two tone brickwork with the piers in brighter red; there is evidence of a former fixture to the facade, (possibly an awning or verandah) with timber plugs at regular intervals.

Internally there is little of note apart from a pair of large cast iron columns with foliated capitals. The stairs to the signal box have been removed (thus preventing any form of access) and the office interiors completely altered.

This building provides the best surviving example of an engine house in Melbourne. It was the most decorative and eclectic of the Tram Engine house designs of the 1880's and early 1890's and is considered superior to the North Melbourne Engine House of 1890.

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1. L.J. Harding "Development of Tram Engine Houses" B. Arch University of Melbourne undated P.26-30
2. Original drawings are held by the M.M.T.B. 3 sheets. Two contract drawings dated 22 June 1886, contractors Martin and Peacock. One sheet undated.
3. Harding op. cit. p.28
4. "Twentyman & Askew Day Book" LaTrobe Library Box 138/3 p.216 March 31 1887 contract price W.W. Saddington £2979.0.0 Final contract price £2981.3.0. New Car House at Nicholson Street N.F. This is the only entry for Nicholson Street, but this may refer to the Tram Depot, Nicholson Street, North Fitzroy. Twentyman & Askew designed most of the Engine Houses and also the head office for the Melbourne Tramways and Omnibus Company.

5. J.D. Keating *Mind the Curve* M.U.P. Carlton Vic. 1970.
6. Substantially intact Engine Houses: Richmond (opened 11.11.1885); Nicholson St. (10.8.1887); Brunswick (1.10.1887); Johnston St. (21.12.1887); North Carlton (21.12.1888); North Melbourne (3.3.1890); South Melbourne (17.6.1890).
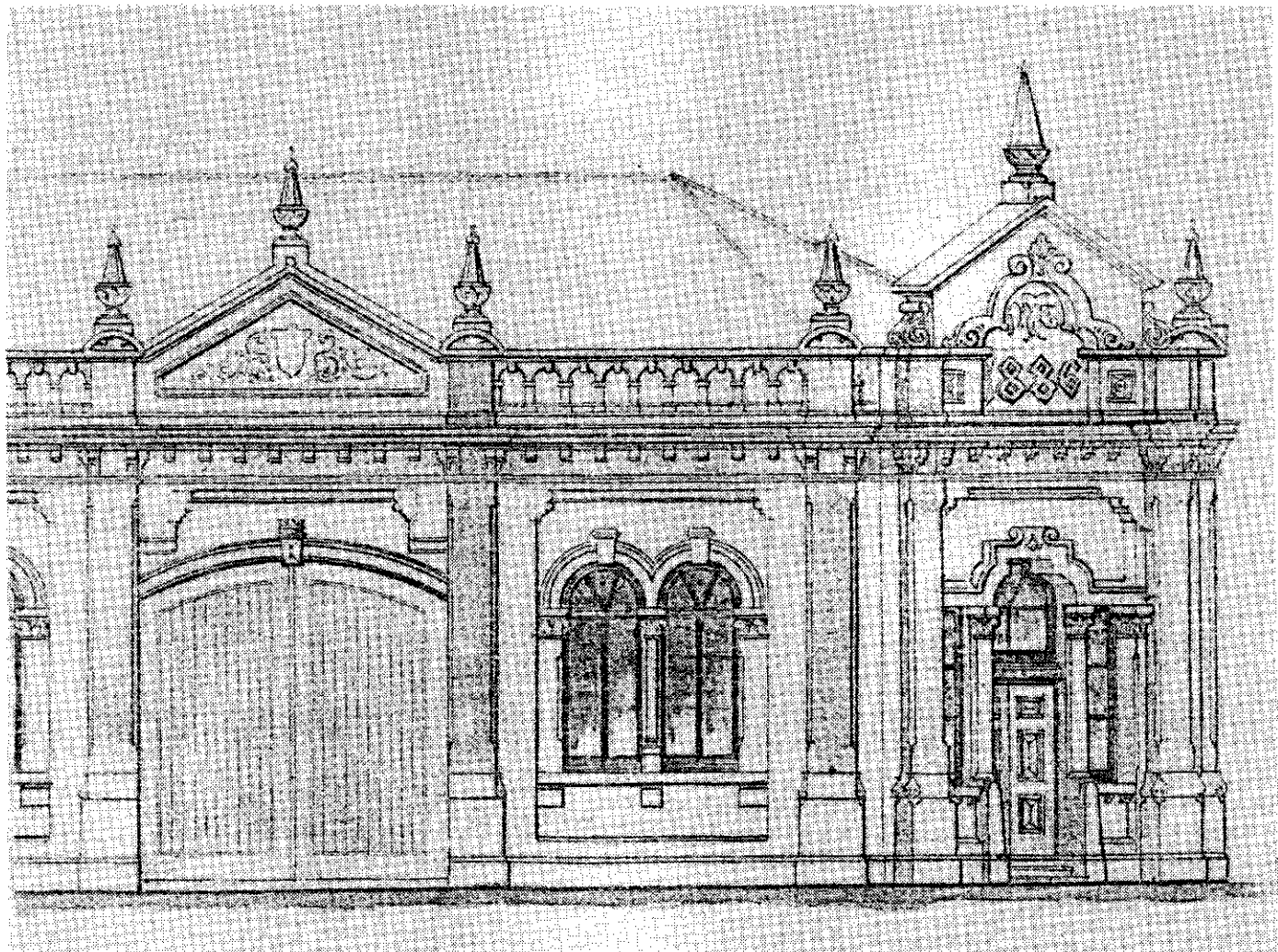
(24) Original drawing held at M.M.T.B. 22.5.1886. Note: this
     drawing shows the original scheme for the corner entrance
     door without signal box.
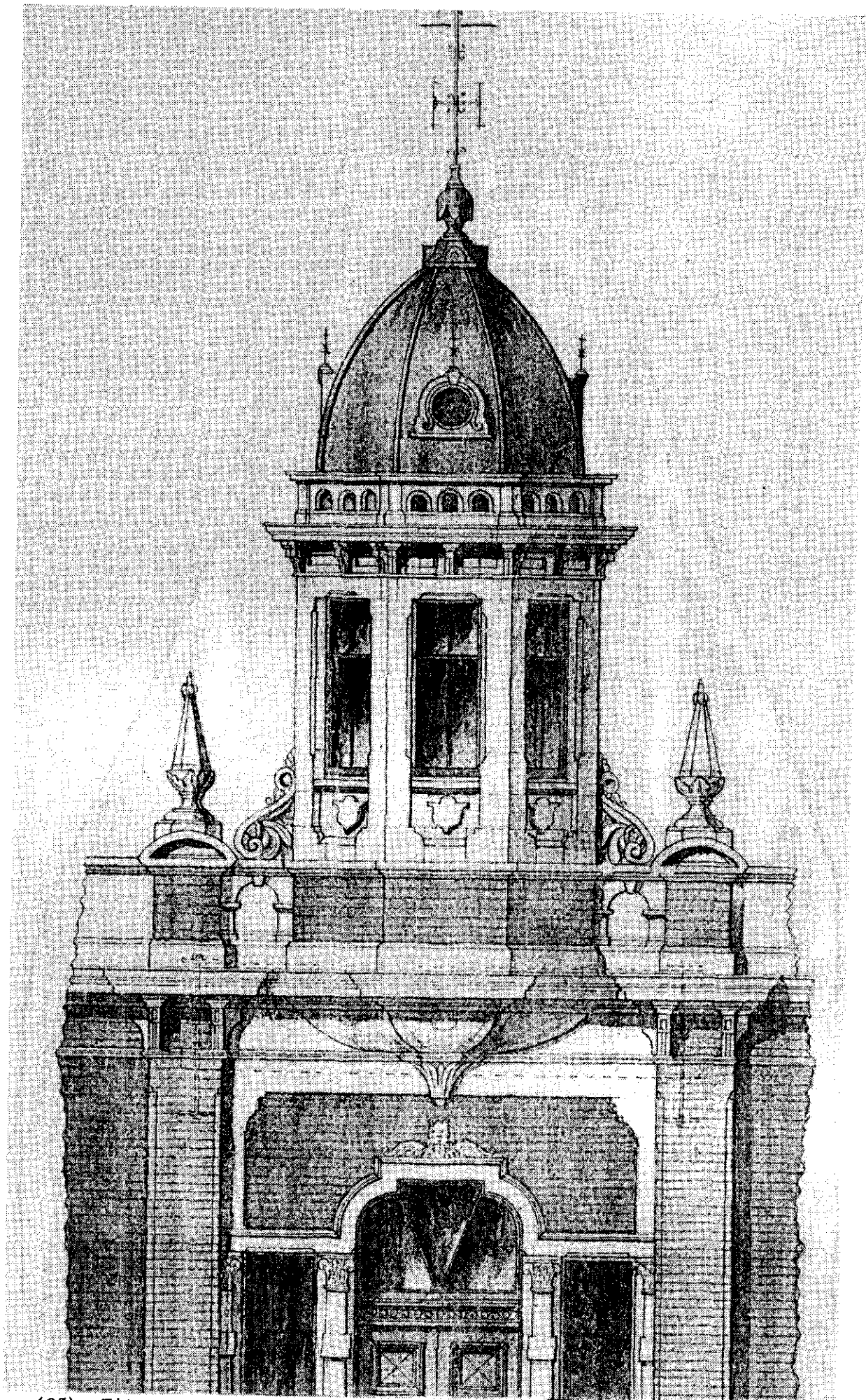
(25) Fitzroy Cable Train Engine House undated drawing showing corner
signal box.

NAME:	"Grantown House"
ADDRESS:	82 Nicholson Street
CONSTRUCTION DATE:	Pre 1858
ALTERATNS/ADDITNS:	Extensions/alterations in 1871 and 1876
ARCHITECT:	Unknown
BUILDER:	Unknown
FIRST OWNER:	William Connell
FIRST OCC./USE:	Maurice Soloman/ residence
PRESENT OWNER:	F. Pueringer
PRESENT OCC./USE:	Ditto/Boarding house
CONSTRUCTION MATERIALS:	Rendered masonry
INTACTNESS/ CONDITION:	Intact, verandah glazed, rear stables intact
AREA/STREETSCAPE:	Part of recommended area A1.
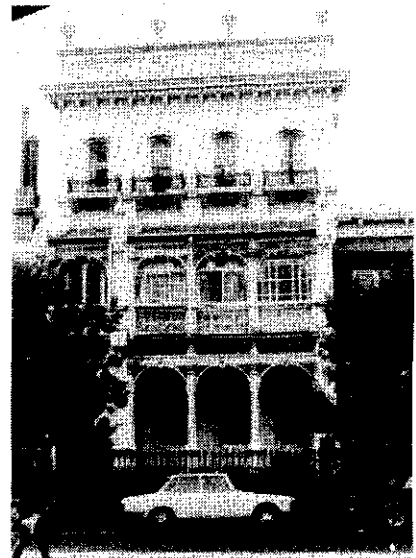
IMPORTANCE:

The original section of this building was constructed prior to 1858 as a double storeyed, verandahed terrace house. In 1871 twelve rooms and stables were added, probably all at the rear. The stables still survive. From 1872 to 1878, the building was used as a Ladies College, under Mrs. James, a schoolmistress.

In 1876, the house was again extended by the addition of 7 rooms. This extension probably included the addition of the third floor, the fourth bay and the re-vamping of the verandah.

The building is intact apart from the glazing of the first floor verandah. The facade is remarkably ornate with a large balustraded parapet the decorations with intact urns to the attic floor. The verandah joinery is very unusual, and the cast iron decoration is very fine. The front door joinery is intact with an elaborate fanlight and side lights. The cast iron fence is intact. Some original internal elements survive but inspection was not possible.

This building provides a significant example of an intact and ornate terrace house. The elaborate and unusual detailing makes the building of state wide importance.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register, the register of the National Estate, and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

The original section of this building was constructed prior to 1858[1].

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1. Fitzroy Ratebooks 1858. William Connell, owner Maurice Soloman, occ. (no description but in 1863: brick house 7 Rooms.) £100.

An attempt was made to trace the date of construction of this house, but without success[2].

The original house is visible in an early lithograph, of c 1860[3].   It was then a double storey residence with a double storey verandah.   In 1871, twelve rooms and stables were added by William Ross, a grocer[4],   the current owner[5], and in 1872, Ross leased the house to Mrs. Philippa James a school mistress, for use as a Ladies College.   It remained as a school under Mrs. James until 1878, and by 1880 was used for boarders.[6]   In 1876, the house was again extended, and was described in the ratebooks as a brick school of 26 rooms .[7]   It is likely that at this date the building was extended to its present form, with the addition of a fourth bay and the addition of a third floor.   It is visible in a photo dated 1880, and has its present verandah and third floor facade.

This building is of great interest, architecturally and historically.   The different stages of construction are visible on the facade.   The three right hand side bays formed the original two storey house;   the bluestone foundation of the front wall is undressed and simple.   The fourth bay and upper floor were probably added in 1876.   The door joinery work is very elaborate with elegant spiral colonettes to the door jambs and fan light and elaborate chevron moulding to the transom bar and pilaster capitals. The same spiral treatment is visible on the verandah posts.   The coloured glass to the side lights and transom lights of the front door survive intact.

It is possible that the verandah was renewed in 1876, but was more likely re-vamped with delicate iron balustrading, friezes and brackets.   The verandah is of considerable interest for its extensive use of timber; columns, bracket supports, frieze surrounds and dentillations.   Cast iron was more commonly used for these elements.   The treatment of the fourth bay of the verandah is distinctive with balustrading and rendered masonry posts.

The composition of this building with double storeyed verandah and attic floor resembles that of "Janet Terrace" 92, 94 Hotham Street of 1881. · However, in this case the attic floor is full height and the building ornamentation and verandah treatment simpler.

The cast iron fence is very grand with large masonry posts with tooled edges, similar to the base of the verandah posts, suggesting a similar construction date.   The posts are topped by large draped balls echoing the intact urns on the parapet.

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2.   Refer Bibliography: 1.3 and 1.4 for discusssion of M.C.C. Ratebooks and Register Book.

3.   LaTrobe Collection H1673 MC2   Dr. 6 (see front cover)

4.   For Ross, see *Victoria and its Metropolis*   Vol. 2   1888 p. 696

5.   Fitzroy Ratebook, 1871 William Ross, Grocer, owner/occupier, brick house 19 rooms, stables, ₤350.

6.   Nellie Stewart (1858-1931)- actress, opera star, humanitarian, pantomine artist, was a boarder at Mrs. James' College.

7.   Fitzroy Ratebook 1876, William Ross (owner), Phillipa James, Schoolmistress (occupier), brick school 26 rooms $340.

BUILDING ANALYSIS AND EVIDENCE (cont'd)

An internal inspection was not possible but a view of the hall showed a grand double arched entrace hall with intact cornices and skirtings. The front room, viewed through the window, appears to have intact cedar panelling and joinery. An internal inspection and analysis is recommended.

This building provides a superb example of an elaborate three storey terrace house, constructed in various stages. The ornate facade is intact with a large and elaborate parapet, and the verandah is of considerable interest with the unusual timber joinery. The building is considered of great significance on a state-wide basis, and provides an important and elaborate element to the Nicholson Street precinct.

NAME:	Convent of Mercy Chapel	
ADDRESS:	Nicholson Street (corner Palmer Street)	
CONSTRUCTION DATE:	1887-1890	
ALTERATNS./ADDITNS:	-	
ARCHITECT:	Reed, Henderson & Smart	
BUILDER:	Martin and Peacock	
FIRST OWNER:	Catholic Church	
FIRST OCC./USE:	Ditto/Chapel	
PRESENT OWNER	Ditto	
PRESENT OCC./USE:	Ditto/Chapel	
CONSTRUCTION MATERIALS:	Bluestone foundations, freestone, Waurn Ponds Stone dressings, slate roof.	
INTACTNESS/ CONDITION:	Intact	
AREA/STREETSCAPE:	Part of recommended area A1.	
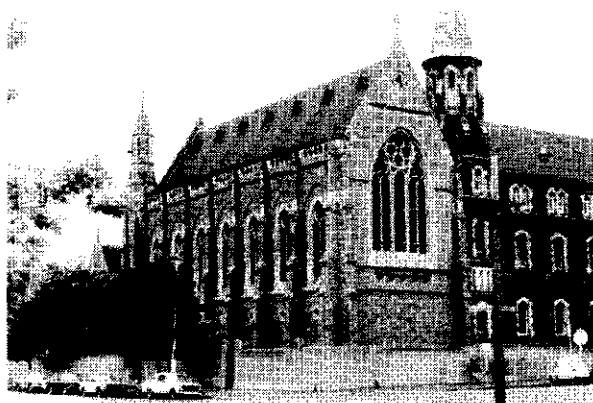
IMPORTANCE AND BACKGROUND:

This chapel was constructed for the Convent of Mercy in 1887-1890 to the design of architects Reed, Henderson and Smart and built by contractors Martin and Peacock.[1] The foundation stone was laid on the 23rd October 1887[2].

The chapel survives in excellent condition and is externally intact, as described in 1890:

> "the body of the chapel is 80ft long by 27ft wide, while the heights are 37ft to the cornice and 48ft to the apex of the vaulted wooden roof. The length is divided into seven bays strengthened by massive buttresses and surmounted by a perforated stone parapet. The north-west angle terminates with a bell turret whilst the south gable is flanked by a tower which is capable of holding a peal of bells...

---

1. *Australasian Builder & Contractors News* 5.7.1890 p.1174.
2. Ko, K. and Wu F. "Convent of Mercy - Academy of Mary Immaculate, Nicholson Street, Fitzroy" B. Arch, University of Melbourne 1968.

> *The chapel is lighted on the south end by a five light window
> with rich geometrical tracery and at the side by two lights
> in each bay, ornamented by similar tracery. Ample ventilation
> is provided from the outside in the shape of quatrefoil
> openings.*
> *The foundations are of bluestone to the top of the double
> plinth. The whole of the dressings are of Waurn Ponds stone.
> The roof is of Welsh Slate, and finished inside with stucco work
> in imitation of freestone... The style of architecture is of the
> Thirteenth century geometrical period"*[3]

The building is in an excellent state of preservation and provides a unique
example of an intact convent chapel in the geometric French gothic style
of architecture. Internally the marble altar, installed in 1898,[4] is of
considerable interest, and is constructed in a decorative gothic style.

This building is an extremely important streetscape element to Nicholson
Street, and is in excellent condition and state of intactness. It forms
part of an early convent complex that is unique to Melbourne and paralleled
only by Mary's Mount, Ballarat.

RECOMMENDATIONS:

It is recommended that this chapel be added to the Historic Buildings
Register as part of the Convent of Mercy complex. It is also recommended
for addition to the Register of the National Estate and for specification
under Clause 8 of the Town and Country Planning Act (3rd Schedule).
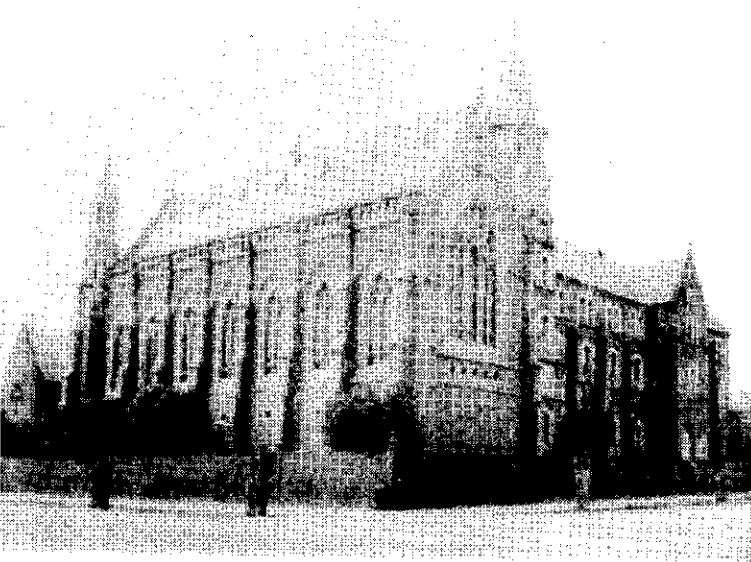
(26)   Convent of Mercy (undated)
       Chapel
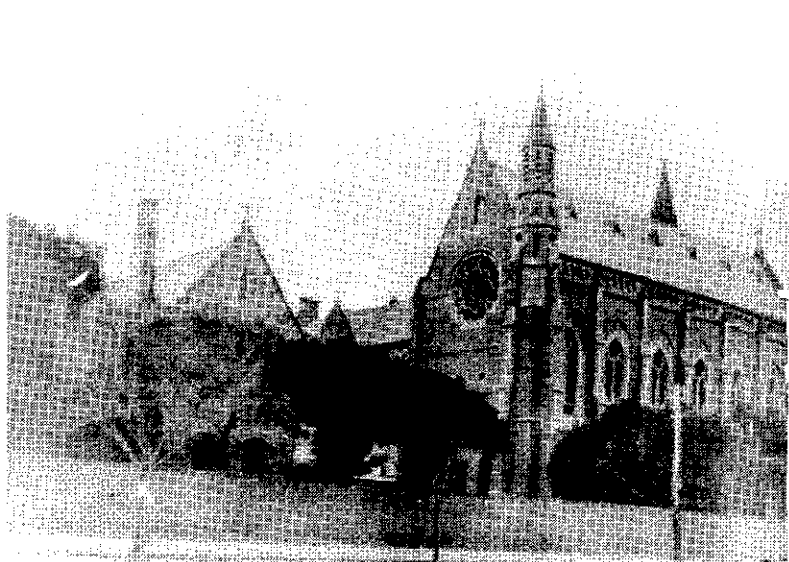
(27)   Convent of Mercy (undated)

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3. *Australasian Builder & Contractors News* op Cit. p. 1174, plus
   lithograph of design.

4. *Advocate* 30.4.1898 p. 19

NAME: Convent of Mercy School
                 Buildings Complex

ADDRESS: Nicholson Street

CONSTRUCTION DATES:
of interest to this study:
1850   - Goolds house and
Kennedy's house constructed.
1858 - new school (extension to Bishop
Goold's Cottage).
1861 - new bluestone wing
1862 - new two storey wing (extension to
Kennedy's Cottage).
1871 -first section of bluestone buildings
1881 -second section of bluestone buildings
1887 -third section of bluestone buildings
and chapel.
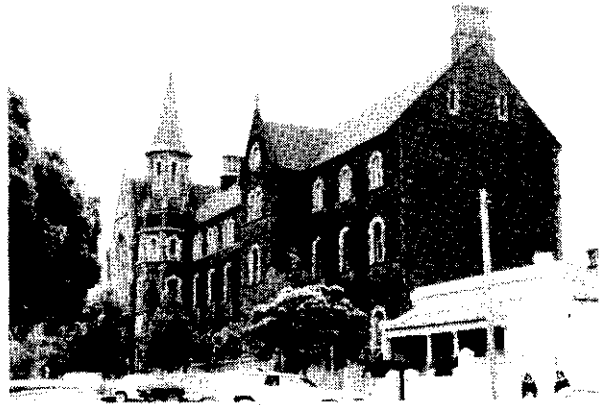
School in Palmer Street (1871-1881)
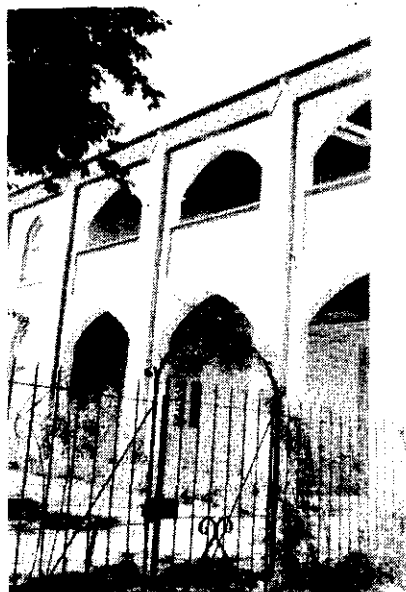
Dr. Gould's House (1850)

Don Kennedy's four room cottage
(1850)

ALTERATIONS AND ADDITIONS:

1929-33 front balcony connecting Gould's and Kennedy's cottages
1944 - covered way connecting chapel to school

ARCHITECTS
1850 - Goold's and Kennedy's residences - Newson and Blackburn
1858 - George & Schneider
1869-71 - T.A. Kelly, foundation stone laid 9.12.1869. Opened 24.5.1871
        L. Terry architect.
1880-1881 - unknown.

BUILDERS: . Unknown and Hartley and Tye (Bishop Goold's House)

FIRST OWNER: Catholic Church

FIRST OCC./USE: Ditto/Convent and School

PRESENT OWNER: Ditto

PRESENT OCC./USE: Ditto/Convent and School

CONSTRUCTION MATERIALS: Primarily bluestone

INTACTNESS/CONDITION: Substantially intact

AREA/STREETSCAPE: Part of recommended area A1

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IMPORTANCE:

This school complex is extremely important on a state-wide basis. It incorporates some of the earliest suburban residences in Melbourne, including that of Bishop Goold and comprises an excellent collection of early bluestone convent buildings. The 1858 wing, added to the rear of Goold's cottage, was designed by architects George and Schneider and survives substantially intact. The Palmer Street school buildings were designed by Leonard Terry, possibly with design contribution from William Wardell.

The buildings survive substantially intact to this day, apart from the front balcony linking the Nicholson Street frontage of the original residences. The original two residences of 1850 and the following building phases until 1890 provide a unique collection of bluestone religious and educational buildings in Victoria.

RECOMMENDATIONS:

It is recommended that this complex together with the chapel (see separate discussion) be added to the Historic Buildings Register, the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Board (3rd Schedule).

COMPLEX ANALYSIS AND EVIDENCE:

In 1857 Mother Ursula Frayne, Mother Xavier Dillon and Mother Joseph Sherlock, sisters of Mercy, arrived in Melbourne at the invitation of the then Bishop of Melbourne the Most Rev. Dr. Goold.[1] The Sisters of Mercy were founded in Ireland in 1827 as a charitable and educational order. After arriving in Melbourne from Perth they established a foundation in Nicholson Street, Fitzroy occupying the house which until that time had served as the Bishop's own residence. It was a brick cottage of two storeys and rectanglar plan with three rooms on each floor. The longer side faced Nicholson Street and there was an entrance hall incorporating a staircase at the south end, a two storey verandah ran along Nicholson Street facade.

The original date of construction of this house was 1850[4], and it was designed by architects Newson and Blackburn. In 1853 it was occupied by Edward B. White[2]. Bishop Goold first occupied the house 1854 and at this date, 6 rooms were added[3]. In 1863 the house was transferred to the convent.

The first mass was said at the convent on April 15, 1857. The sisters took 6 years to pay off a mortgage that was over the property and in 1893 the Titles Office recorded the transfer of the first cottage and land to the convent.

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1. Unless otherwise indicated, all information regarding the development of this complex was obtained from Ko K. and Wu. F "The Convent of Mercy Academy of Mary Immaculate, Nicholson Street Fitzroy." B. Arch, University of Melbourne 1968.
2. Earliest ratebook entry located for this house was Melbourne City Council Ratebooks, Fitzroy Ward 1853: No. 447 Edward B. White (occupier) Nicholson Street Stone house 8 rooms kitchen and room off cellar, stable and gighouse £300.
3. Ratebook as above 1854 No. 196 Right Rev'd. Dr. Goold (occupier) Nicholson Street, stone house, 14 rooms, entrance hall, stable, coachhouse and garden £600.
4. M.C.C. Building Register book: 31.5.1850. No. 171. John Watson (Owner), Hartley and Tye, builders, Newson and Blackburn architects, dwelling house, Collingwood, near the watch house.

Convent of Mercy, Nicholson Street (Cont.)

On the 20th April 1857 a school for young ladies was opened with an attendance of 9 children. On the 9th June 1858 the foundation stone of the new school was laid. This was designed by architects George and Schneider[4] and was the bluestone extension added to the rear of Goold's original residence. The building was opened on the 30th October 1858 at a cost of £3,000.

In March of 1861 Mr. Don Kennedy's adjoining house was purchased. This house, like Bishop Goold's original residence, was constructed in 1850 to the design of architects Newson and Blackburn. (footnote 5 + 11). In 1861 another wing was added to the rear of Goold's residence. In 1862 an additional two storey school building was erected abutting Kennedy's original house to the south. It was intended to extend this building to the east, as witnessed by the projecting keystones, but this was never done. It was opened on the 24th September 1863 at a cost of £3,300.

In 1865 the land at the corner of Nicholson and Palmer was bought for £3,000. By 1868, 460 girls attended the convent school, and it was necessary to construct additional school buildings.

On the 9th December 1869 the foundation stone of the eastern portion of the existing Palmer Street School was laid. The architect was T.A. Kelly[6] By May 1871 after delays and change in architect, the 3 storey wing was opened, to the design of Leonard Terry[7] It was likely that William Wardell had contributed to the design. Wardell was renowned for the fact that, during his period as Inspector General of Public Works with the Public Works Department, he was involved in private practice... "and then to hand it over to such a one and such a one only, as will duly divide with him the architects commission"[8] He was also known to enjoy the patronage of the Roman Catholic Bishop and clergy.

An early photo of 1880 shows the convent with the first part of the Palmer Street wing complete[9], it also shows Goold's original house (with striped roof to the double storey verandah) and Kennedy's four room house with the bluestone extension. The land where the existing chapel now stands was owned by the Convent at this stage, but the original house can be seen in the photo.

By 1881 the remaining part of the Palmer Street wing was completed. The change in elevation makes the two phases of construction quite clear: the later 1880 section has paired 3rd floor windows (instead of single) and the buttresses rise only to the beginning of the upper floor.

By 1890 the Palmer Street frontage was completed by the construction of the chapel (see separate discussion).

An early photo shows the complete complex after the wall was built (1926-29) and just after the planting of street trees[10]

4. *Argus* 6.4.1858, George & Schneider. Fresh tenders wanted - erection of a new convent Nicholson Street.
5. Earliest ratebook entry located for this house was Melbourne City Council Ratebooks, Fitzroy Ward 1853: No. 448 Robert Willan (occupier) Nicholson Street, stone house 5 rooms, kitchen and washhouse £250.
6. *Age* 9.12.1869, laying of foundation stone.
7. D.I. McDonald "William Wilkinson Wardell - Architect and Engineer" *Victorian Historical Magazine,* Vol. 41 1970 p.334
8. Ibid
9. La Trobe Collection, State Library of Victoria: H4571 M.C.7, dr 3 Env. 3 "Fitzroy from the Exhibition Building"
10. La Trobe Collection State Library of Victoria H35318 M.C.10 dr.12
11. M.C.C. Building Register Book 6.5.1850. No. 185. E.B. Wight dwelling house, Collingwood, near watch house. Hartley and Tye builders Newson and Blackburn architects.

Convent of Mercy, Nicholson Street (Cont.)

In 1929-1933 the buildings along the Nicholson Street frontage were linked
by a front balcony, thus altering the appearance of the two original houses.
However behind this balcony, the original bluestone facade is still visible
(now painted) with the original fenestration and some original joinery.

The surviving school buildings (as described above) are of great importance
as an early convent development.

The original building (the bishop of Melbourne's residence) of 1850, the
adjoining cottage also of this date and the following building phases until
1890 provide a unique collection of bluestone religious and educational
buildings in Melbourne and Victoria.
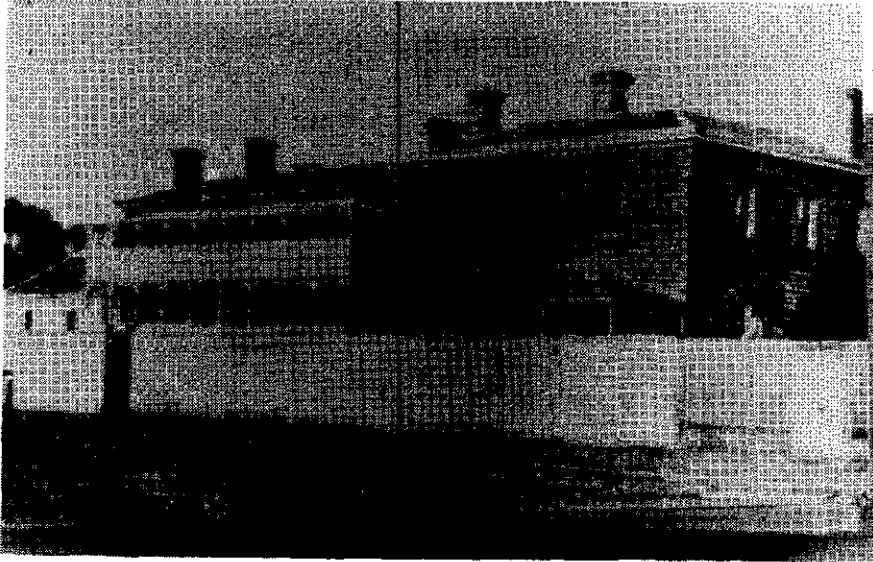
(28)
Bishop Goold's residence
(left) and Don Kennedy's
residence (right).
Undated: Source Ko, K and
Wu, V. Thesis 1968 p.5.
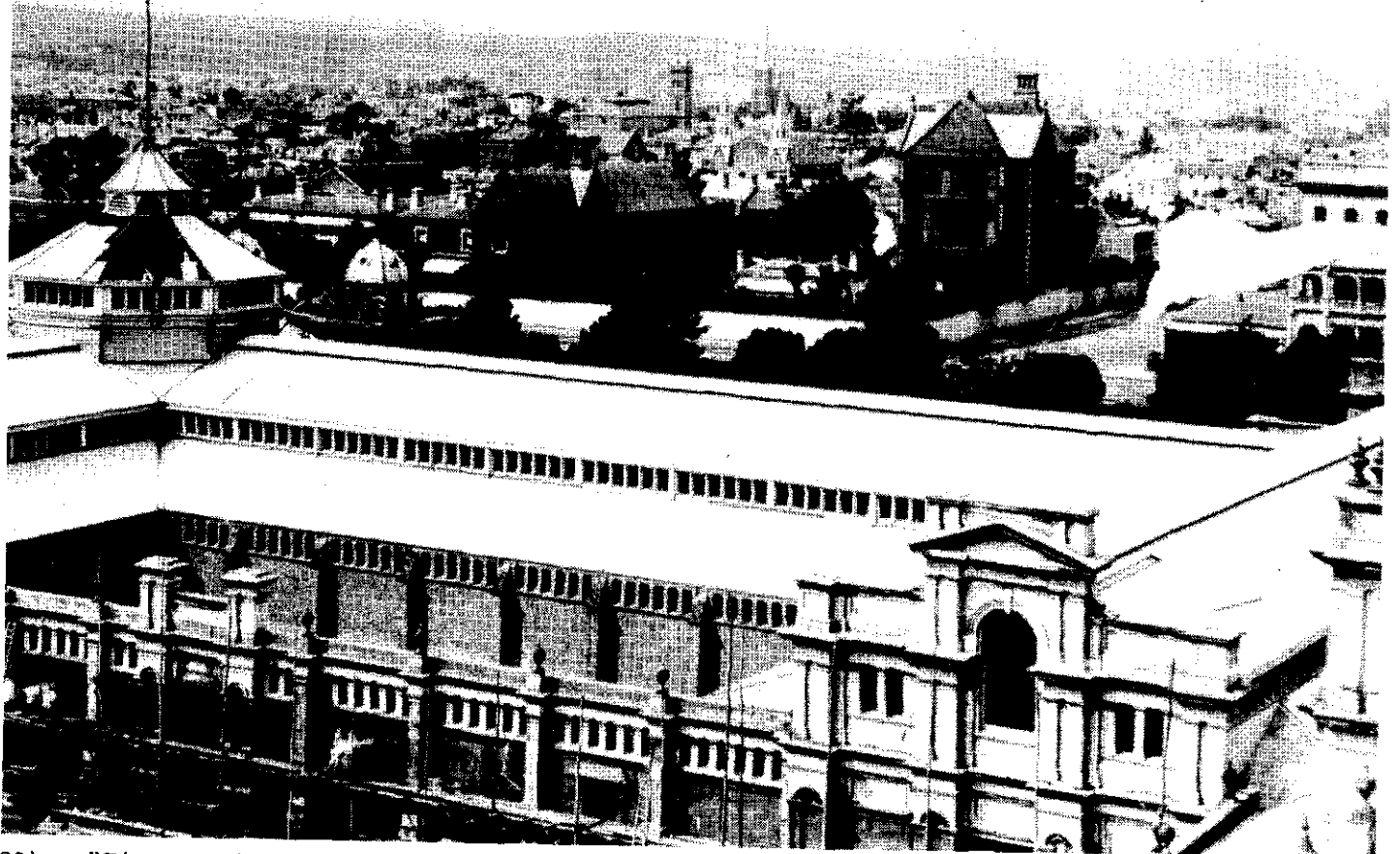
(29)   "Fitzroy from the Exhibition Building" 1880.
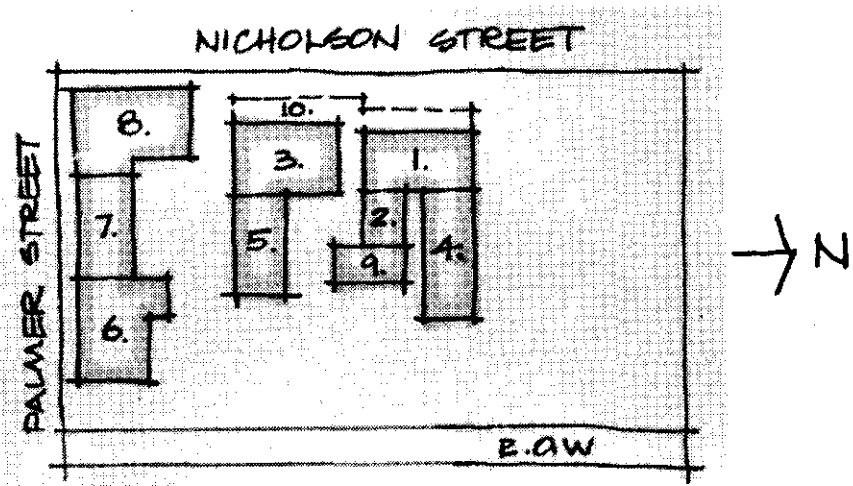
Plan of Convent Buildings*

-not to scale

1. Dr. Goolds Cottage

2. 1858 New Boarding School & Day School

3. Don Kennedy's Four Room Cottage   .

4. 1861 Wing

5. 1862 Two Storeyed Wing

6. 1871 First Section of Bluestone Classrooms

7. 1881 Second Section of Bluestone Classrooms

8. 1887 Third Section of Bluestone Classrooms
        and Memorial Chapel

9. 1891 Twelve Sisters House

10. 1929-33 Front Balcony

*Note: Buildings of relevance to this study
        only are shown on this plan.

NAME:	Daughters of Charity
ADDRESS:	116-118 Nicholson St.
CONSTRUCTION DATE:	1888-1889
ALTERATNS./ADDITNS.:	Parapet removed, ground floor and third floor loggia unfilled, northern entrance bricked up
ARCHITECT:	Lloyd Tayler
BUILDER:	Unknown
FIRST OWNER:	Thomas Hewlett/ Doctor
FIRST OCC./USE:	Doctor's surgery/ residence
PRESENT OWNER:	Trustees of Sisters of Charity, 59-61 Victoria Parade, Fitzroy
PRESENT OCC./USE:	Ditto/Residential accommodation
CONSTRUCTION MATERIALS:	Brick, cement render trim
INTACTNESS/ CONDITION:	Substantially intact, good condition
AREA/STREETSCAPE:	Part of recommended area A1

IMPORTANCE:

This building was constructed in 1888-89 as a residence for Thomas Hewlett, a well known doctor. The architect was Lloyd Tayler.

The red brick facade is decorated with cement render trim, but the distinctive character of the building derives from the stilted segmental arches which form a three storey loggia. This loggia provides a contrast to the narrower northern section which abuts the street.

The building is substantially intact, apart from removal of the parapet and glazing of the ground and third floor arcade. Internally some original features survive.

This building is of significance locally but it is considered that 5, 7 Collins Street provides a better example, using similar architectural elements combined to produce a more sophisticated solution.

RECOMMENDATIONS:

This building is 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 AND EVIDENCE:

This building was constructed in 1888-89[1] for Mr. Thomas Hewlett as a residence probably combined as a private surgery.

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1. Fitzroy Ratebooks. 1889 Thomas Hewlett, doctor owner/occupier, 102 Nicholson Street, brick house 15 rooms, £200.

Daughters of Charity, 116-118 Nicholson Street (Cont.)

<u>BUILDING ANALYSIS AND EVIDENCE</u>   (cont'd)

Hewlett was a well known doctor[2] and it is almost certain that he engaged
services of Lloyd Tayler who called tenders in September, 1888, for a three
storey dwelling, Nicholson Street.[3] Tayler was a well known architect who
established practice in Melbourne in 1855[4] and designed many important
Melbourne buildings, primarily in the classical tradition popular at the time.
This building would have been late in his career and displays a more eclectic
use of architectural vocabulary, materials and details.

The building can be compared with the terrace house pair, numbers 5 and 7
Collins Street, erected in 1884 to the design of Lloyd Tayler, which also
utilise the stilted segmental arch to create a three storey loggia. However,
the Collins Street building, of 1884, can be considered a more sophisticated
building featuring face freestone (compared with face brickwork on the
Nicholson Street facade), a detailed cornice treatment, a delicate acanthus
string course at first floor level, and an intact parapet (with linked circle
motif).

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2. See Sutherland (ed) *Victoria and its Metropolis* 1888 Vol.2, p.520.

3. *Building Engineering and Mining Journal*
    1.9.1888 supp. p.3;   29.9.1888 Supp. p.3 tenders accepted.

4. *Victoria and its Metropolis* op cit. Vol 2 p. 532.

NAME: -

ADDRESS: 122 Nicholson Street

CONSTRUCTION DATE: 1862

ALTERATIONS/ADDTNS: Later refacement, date
                         unknown.

ARCHITECT: John B. Denny?

BUILDER: Unknown

FIRST OWNER: John Denny/architect

FIRST OCCUPIER/USE: Ditto/residence

PRESENT OWNER: M. Jacobs, 15 Morris
                         Ave.Box Hill North

PRESENT OCC/USE: I. Hutchison/
                         Boarding House

CONSTRUCTION
MATERIALS: Rendered brick

INTACTNESS/
CONDITION: Externally intact

AREA/STREETSCAPE: Part of recommended area A1

122 Nicholson Street (Contd.)
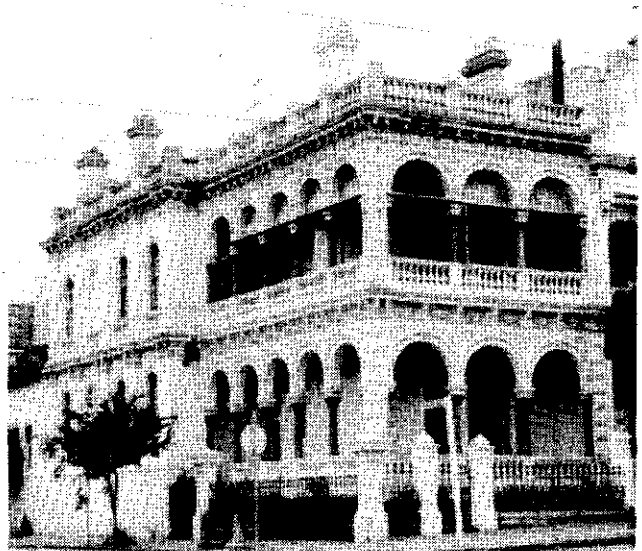
IMPORTANCE:

This building was constructed in 1862 for   John Denny, an architect, presumably to his design. At a later date the building was refaced with its present flamboyant facade.

The building provides an excellent example of an elaborate cement rendered boom style terrace mansion.   The facade is painted but otherwise intact with very elaborate surface modelling.   The intact balustrading to the three levels, continuous horizontal string course and cornice treatment produce a unified and decorative composition.   The chimney and fence are intact.

This building is possibly one of the best examples of its kind.   It is of great significance locally and provides an imposing corner streetscape element. It is also of significance on a state wide basis.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register as an excellent example of an intact, boom style, corner terrace house.   It is also recommended that the building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act   (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1862 for   John Denny, an architect[1]. It is likely that Denny designed the building but there is no confirming tender notice. At a later date the building was refaced with the present flamboyant facade and possibly extended.[2]

This building provides an excellent example of a flamboyant cement rendered style brick mansion. The facade is intact with elaborate cement detailing. The bracketed cornice(with dentilations and paterae) is surmounted by a balustraded parapet.   The urns or balls have been removed.   The chimneys and cast iron fence (with bluestone plinth and masonry posts) are intact.

This building is now used as a boarding house, and it was not possible to gain entry to the premises.

This flamboyant corner composition, with a return arcaded verandah, continuous stringcourse, cornice and parapet treatment, is one of the best examples of its kind.   It is of great importance locally, but a study of corner terrace houses is recommended to confirm the significance of this building on a state wide basis.

1. Fitzroy Ratebooks. 1862-63 John Denny   owner/occupier. Brick house
                        8 room   £90.

2. No evidence of this can be found in the ratebooks.

NAME	"Catherine Terrace"
ADDRESS:	150-160 Nicholson Street
CONSTRUCTION DATE:	1888
ALTERATNS/ADDITNS:	Infilled upper balcony to Nos. 152, 154 and 160. Parapet balls removed.
ARCHITECT:	Walter Scott Law
BUILDER:	Joseph Humphries
FIRST OWNER:	Leon Cohen
FIRST OCC./USE:	Ditto/residences
CONSTRUCTION MATERIALS:	Rendered brick
INTACTNESS/ CONDITION:	Substantially intact
AREA/STREETSCAPE:	Part of recommended area A1.
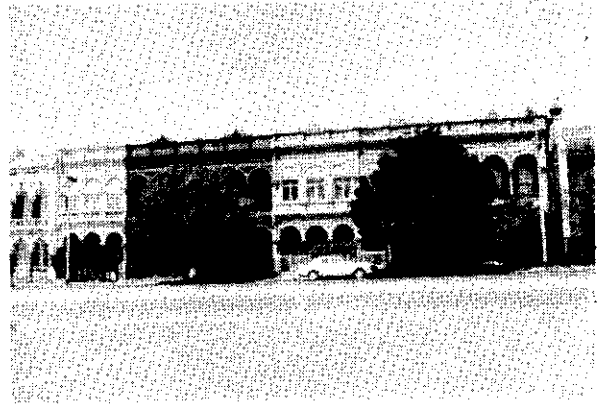
IMPORTANCE:

This row of six double storey arcaded terrace houses was constructed in 1888 for Leon Cohen, to the design of architect, Walter Scott Law, and built by Joseph Humphries.

The terraces are substantially intact apart from the glazing of the balconies to numbers 152, 154 and 160. The cement rendered (and now painted) arcade is decorated by delicate relief spandrel panels, cornice moulding, and delicate pedimental relief treatment. The facades behind are simple, with continuous acanthus stringcourse at impost level and applied pilasters with stop chamfered edges.

This terrace is of considerable architectural importance and is possibly the best example of an ornate continuous boom style arcaded terrace sequence in Melbourne. It would be considerably enhanced by the removal of the glazing to the upper floor arcade and the painting of the facade one continuous colour.

RECOMMENDATIONS:

It is recommended that this terrace be added to the Historic Buildings Register. A detailed comparison with other contempory terrace house sequences would verify its importance on a state wide basis. 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 AND EVIDENCE:

This row of six terrace houses was constructed in 1888 for Leon Cohen, a bookmaker[1], to the design of architect, Walter Scott Law. The contractor was Joseph Humphries of Fitzroy[2].

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1. A. Sutherland (ed) *Victoria and its Metropolis* vol. 2 p.709 article on Leon Cohen.

2. *Australasian Builder & Contractors News* 17.3.1888. Tenders accepted for 6 two storey houses for L. Cohen. Walter Scott Law, architect. Contractor J. Humphries.

The terrace was built on vacant land apart from number 150 which replaced a five roomed stone cottage[3].   The terrace probably gets its name from Cohen's wife, Catherine, who owned the properties after 1895.

Humphries was a successful Fitzroy contractor, who arrived in Melbourne in 1885:   ".... he erected twenty-one two storey houses and one terrace at Mitcham, a hotel at Middle Park and terraces, stones, residences, etc. in Melbourne and the surrounding districts, nearly seventy in number"[4].

The terraces are substantially intact, apart from the glazing of the balconies to numbers 152, 154, and 160. The facades are adorned by a double storey arcade with delicate relief cement spandrel panels, cornice decoration and pedimental motifs. The facades behind are plain with stop chamfered window surrounds. The acanthus leaf impost string moulding is typical of Walter Scott Law detailing.

The original encaustic tiles survive to all verandah floors and pathways, and numbers 146 and 148 have original etched ruby glass side lights and transom lights. The original cast iron on bluestone plinth survives and runs the whole length of the terrace.

This terrace can be compared with other Walter Scott Law buildings: 93-105 Drummond Street, a three storey, more modest terrace house and "Benvenuta", 48 Drummond Street an ornate double storey arcaded residence.

This arcaded terrace is of considerable importance for the substantially intact state of preservation and the fine cement detailing to the facade (non painted). The original cast iron fence on bluestone plinth survives and is continuous across the front of the buildings. It provides possibly the best example of an ornate continuous boom style arcaded terrace in Melbourne and would be considerably enhanced by the removal of the glazing to the upper floor arcade.

The terrace forms an important streetscape element to the Nicholson Street precinct.

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3.   Fitzroy Ratebooks. 1887-88. 128 Nicholson Street.
     Stone house 5 rooms £45.   Leon Cohen   Brick house 8 rooms £100.

4.   A. Sutherland (ed) *Victoria and its Metropolis* Vol. 2 p.643.
     article on Joseph Humphries.

NAME:	"Victoria Buildings"
ADDRESS:	193-207 Smith Street
CONSTRUCTION DATE:	1888-89
ALTERATNS/ADDITNS:	2 bays of the building demolished, upper floor demolished, verandahs removed, shop fronts altered.
ARCHITECT:	Norman Hitchcock
BUILDER:	Unknown
FIRST OWNER:	J. Woods
FIRST OCC./USE:	Shops
PRESENT OWNER:	Various
PRESENT OCC./USE	Shops/various
CONSTRUCTION MATERIALS:	Cement rendered brickwork
INTACTNESS/ CONDITION	Upper floors substantially intact
AREA/STREETSCAPE:	Part of recommended Streetscape A19

(30) Victoria Buildings 1896

IMPORTANCE

This building formerly known as "Victoria Buildings" was constructed in 1888-89 to the design of Norman Hitchcock for John Woods, a prominent Fitzroy land owner. The original scheme of four projecting domed pavillions was never realised and was modified to include two storey pavillions probably at each end of the building. The second floor has subsequently been removed and the balustraded parapet and pediment stripped. The surviving upper floor facade is intact apart from numbers 199 and 201 which are painted. In 1926 the shop fronts were altered to incorporate plate glass and tiled stall boards, and these are still surviving to three shop fronts. The cantilevered verandah with pressed metal ceiling was probably installed at this date, replacing the original verandah.

This building is the most ambitious of Hitchcock's commercial designs, and despite the demolition of two bays and facade alteration provides a significant example of an ornate premises constructed at the height of the boom.

It provides an important streetscape component to this significant commercial precinct.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register. Any further painting of the upper floor facade is strongly discouraged. It is also recommended that it be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule)

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1888-89 for John Woods to the design of Norman Hitchcock.[1] It was known as "Victoria Buildings."

The original scheme[2] proposed four projecting domed pavillions capped with unusual flag holders, but it appears that this scheme was never realised, possibly due to the expense of the domes. An early photo survives of 1896[3] showing that a three storey section was built at the corner of Condell Street; this was probably repeated at the other end of the building (over the present 193 & 195 Smith Street).

The building as it survives today is only a portion of the original scheme, but what remains to the first floor is intact. The facade is of elaborately detailed cement render, unpainted (except for 199 and 201). The elaborate pairedwindows match those of the original scheme with incised Corinthian pilasters topped by segmental arch pediments.

The final two bays of the building were demolished by the Commonwealth Bank, so that the building does not occupy the whole block between Charles and Condell Streets as it originally did. The balustraded parapet and urns have been removed resulting in a debased parapet treatment. The original console masks survive on the cornice.

This building is the most ambitious scheme executed by Hitchcock. John Woods was a successful timber merchant and owner of more than a hundred houses in and around Melbourne. He came to Melbourne in 1841 and settled at his residence in Condell Street, reputedly the fourth house built in Fitzroy. [4]

In 1911, the Fitzroy Permit Book recorded new windows for the J. Woods Estate at 199 Smith Street. [5] However, drawings dated 1926 show proposed shopfront alterations to all the shops with insertion of plate glass windows, tiled stall boards, dividing piers and transom lead lighting.[6] These windows still survive virtually intact to no. 195, and in an altered form to nos. 201 and 207. All the other shop fronts are new. The cantilevered awning with pressed metal ceiling replaced an earlier verandah which extended along the length of the shop fronts and around to the side streets.

There are other commercial premises designed by Hitchcock, including Mateer's Bakery, cnr. Johnston Street and Campbell Street, Ball and Welch premises 198-204 Faraday Street, both with intact upper floor facades and ornate cement decoration. However the Smith Street building is the most ambitious (in size and original concept) of all the surviving Hitchcock commercial buildings. The building is important as a streetscape component to this shopping precinct. On a state wide basis it is one of the most ornate sequence of two storey shops, despite alteration and demolition of the two end shops.
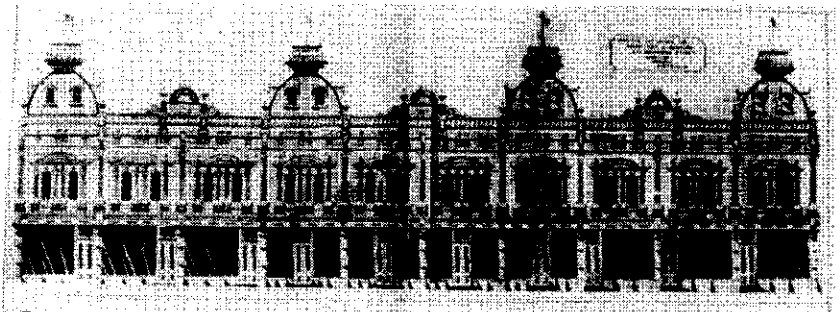
(31) Original Design of Victoria Buildings 1888

1. *Australasian Builder and Contractors News* 22.9.1888
2. As viewed in op cit 29.9.1888
3. *Leader* supp. Feb 8 1896 p.1-4
4. A. Sutherland (ed) *Victoria and its Metropolis* 1888 Vol. 2 p. 660
5. Fitzroy Council Permit Book 25.7.1911 A.E. Eckberg Builder.
6. Measured Drawing Collection LaTrobe Library WH SHO 2, 3 sheets dated 23.8.1926 Albion H. Walkley Architect "Proposed Alterations to Shop fronts, Smith Street Collingwood for Mrs. Woods, 193-211 Smith Street."

NAME:	Former Union Bank of Australia
ADDRESS:	165, 167 Smith St.
CONSTRUCTION DATE:	1889-1890
ALTERATNS/ADDITNS:	Original parapet signwriting removed; transom lunette replaced
ARCHITECT:	Inskip and Robertson
BUILDER:	Unknown
FIRST OWNER:	Union Bank of Australia
FIRST OCC./USE:	Ditto/Bank
PRESENT OWNER:	Robert Alston & Co. Pty. Ltd., 59-61 Smith St. Fitzroy
PRESENT OCC./USE:	165 - Dr. Garrett; 167 - Solicitors office 169 - T.A.B. offices
CONSTRUCTION MATERIALS:	Rendered brickwork
INTACTNESS/ CONDITION:	Externally intact
AREA/STREETSCAPE:	Part of recommended streetscape A18.

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1889-1890 for the Union Bank of Australia to the design of architects Inskip & Robertson[1].

The building is in an excellent state of intactness. An early photo of c1905 survives[2], showing that the only changes have been the removal of the raised bank sign, below cornice level ("The Union Bank of Australia"), the replacement of the corner transom lunette and the removal of the old Union Bank window signwriting .

It provides an excellent example of an intact boom style bank building and attached residence. The architectural motifs are unusual and eclectic; reduced elevated pediments over the windows, Greek key patterning at ground floor impost level, draped ionic entrance consoles, and sill panels with relief mouldings. The corner entrance pediment has the bank initials UBA as a crest.

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1. *Australasian Builder & Contractors News* 6.7.1889, p.22. Tenders called.

2. Photograph held at ANZ Bank Archives in album "VH3-1 Photographs and Plans of Old Premises, Union Bank c1905".

BUILDING ANALYSIS AND EVIDENCE   (cont'd)

The residence has a double storey arcaded loggia with pilaster panels
decorated by vase and sunflower mouldings. This motif has direct
English Queen Anne sources and is seen applied to buildings by
R. Norman Shaw and W.E. Nesfield[3].

Internally, the building has been altered. The corner office retains
elaborate ceiling cornices, paired consoles, and the original hallway
ceiling rose. The residence has the original verandah floor tiling and
door joinery, with a fan light and side lights intact. The interior
has been converted for use as offices, and a full inspection was not
possible. The original cedar staircase and some cornices survive to the
entrance hall.

This building provides an excellent example of a decorative boom style
Bank. The cement rendered facade has been painted, and the ornate
cement detailing with eclectic elements results in a decorative and
ornate corner bank building.

RECOMMENDATIONS:

It is recommended that this bank be added to the Historic Buildings
Register, the Register of the National Estate and be specified under
Clause 8 of the Town and Country Planning Act (3rd Schedule).

(32)   Photograph of Union Bank c.1905

3. See Girouard M *Sweetness & Light: The Queen Anne Movement 1860-1890*
    Oxford Clarendon Press 1977, p. 46, 94 and 100.

NAME:	National Bank
ADDRESS:	171 Smith Street
CONSTRUCTION DATE:	1872-73
ALTERATIONS/ADDITNS:	Removal of roof parapet in 1967
ARCHITECT:	Leonard Terry
BUILDER:	Unknown
FIRST OWNER:	National Bank
FIRST OCC./USE:	Ditto/banking premises
PRESENT OWNER:	Ditto
PRESENT OCC/USE:	Ditto/banking premises
CONSTRUCTION MATERIALS:	Face bluestone and face freestone
INTACTNESS/ CONDITION:	Externally intact apart from parapet
AREA/STREETSCAPE:	Part of recommended streetscape A18

IMPORTANCE:

This bank was constructed for the National Bank in 1872[1] to the design of the architect Leonard Terry. It is superbly executed in face freestone with a bluestone plinth, and employs typical elements of Terry's work, combined to produce a harmonious and well proportioned building.

In 1967 the parapet was removed and replaced by an inappropriate cement capping. This has spoiled the harmony of the original design and detracts significantly from the overall composition.

This building is of major streetscape importance and represents one of Terry's most consistently detailed, modestly proportioned and harmonious banking buildings.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register. Reinstatement of the original parapet is recommended and would result in a modest, superbly designed and executed bank building. It is also recommended that the bank be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

This bank was constructed for the National Bank in 1872 to the design of the architect Leonard Terry.

The building is superbly executed in face freestone with a bluestone plinth and is one of Terry's finest banks of modest conception. The detailing compares with that of the earlier Bank of Australasia, 202 Lydiard Street, Ballarat, of 1864, but the latter is of grander dimensions with five windows to each facade. The window surrounds, wrought iron guards, ground floor ruled rustication, and bluestone plinth are identical to those of the Ballarat bank and are fairly typical of Terry's work.

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1.   *Argus*   29.2.1872.   Tenders called.

In 1967 the original parapet and dentillated cornice was removed[2] (due to structural instability) and replaced by a cement capping which ruins the original proportions of the building.   Reinstated, this parapet would produce a building without comparison in Victoria as a harmonious modest bank building.   It is remarkable that it has survived unpainted to this date, presenting such mellow building materials to the street facade.

The original entrance door has been replaced and the interior has the original floor tiling, cornice treatment and door joinery.

This building provides an extremely important corner streetscape element. The proportions and detailing of this building are beyond comparison. It is strongly recommended that the parapet be replaced to return this building to its original condition.

(33) National Bank,1965

2.   Photo, dated April 1965, of original parapet. Held at the National Bank Premises Department. Drawings are also held, dated 9.1.1967 by Meldrum & Partners, Architect, with parapet drawings.

NAME:	–
ADDRESS:	8 Spring Street
CONSTRUCTION DATE:	1882
ALTERATNS./ADDITNS:	–
ARCHITECT:	Unknown
BUILDER:	Unknown
FIRST OWNER:	Robert Harrison
FIRST OCC./USE:	Ditto/Cordial Factory
PRESENT OWNER:	P. & A. San Vicenti
PRESENT OCC./USE:	F. & G. Delivery Service
CONSTRUCTION MATERIALS:	Red brick, bluestone foundations, galvanised iron roof.
INTACTNESS/ CONDITION:	Substantially intact
AREA/STREETSCAPE:	Part of recommended streetscape A25

IMPORTANCE AND EVIDENCE:

This factory was built for Robert Harrison, a cordial manufacturer, in 1882 who established himself in Fitzroy in 1866.[2] It replaced an earlier weatherboard factory.[3] In 1884 the factory was extended,[4] and an early illustration of 1898[5] shows the building as a one gable structure to Spring Street, with a small house serving as the office, and a double gabled structure running parallel to Spring Street. Subsequent to this date an additional two gables have been added resulting in the present building.

In 1889, Harrison built the adjoining terrace houses 2,4,6 Spring Street, and rented the properties out.[6]

This triple gabled warehouse provides an excellent example of a substantially intact polychrome brick warehouse and appears to be unique to Melbourne and possibly Victoria. It provides a dominating corner element to the two narrow streets (Spring and Argyle) and is in an excellent state of preservation.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

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1. Fitzroy Ratebooks first entry 1882 Robert Harrison, Cordial Manufacturer, Brick Cordial Factory £ 72.
2. A. Sutherland *Victoria and its Metropolis* Vol. 2 p.672.
3. 1881 Ratebook Robert Harrison, Cordial Manufacturer, Weatherboard Cordial Factory £40.
4. Fitzroy Ratebook 1884 (as in 1 above) but nett annual value £ 130.
5. *Victoria and its Metropolis* op. cit. p.672.
6. Fitzroy Ratebooks. First entry 1890 Three buildings: Brick house 6 rooms £ 40.
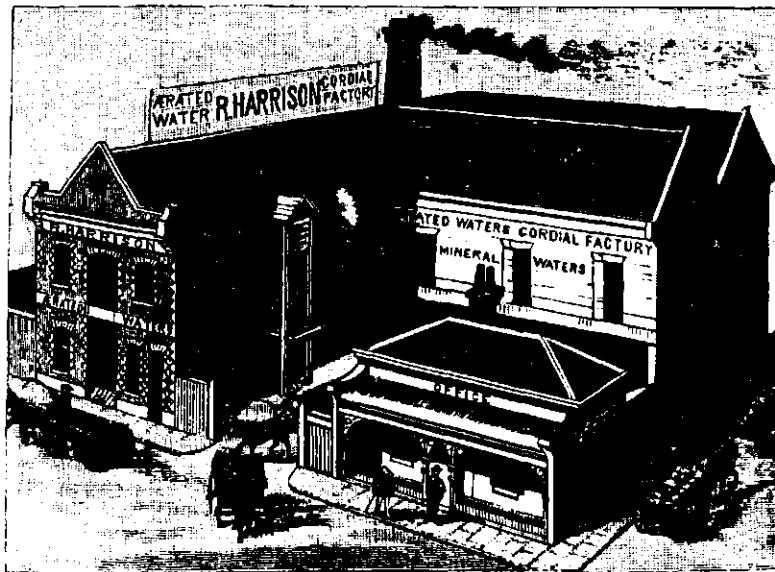
(34)   MR. ROBERT HARRISON'S CORDIAL MANUFACTORY, SPRING STREET, FITZROY.

BIBLIOGRAPHY

1   OFFICIAL CONTEMPORARY SOURCES

1.1   City of Fitzroy Ratebooks

Ratebooks are held for 1858 onwards and were referred for
individual buildings being researched. Dating for many
properties was considerably assisted by the ratebook searches
undertaken by members of the Urban Conservation Advisory
Committee. Searches were undertaken for the following
streets mostly from 1900 back to date of construction:

Brunswick Street   from number 9 to 49
Charles Street   93 - 101
Fitzroy Street   70 - 313
George Street   8 - 346
Gore Street   10 - 72
Greeves Street   1 - 135
Hanover Street   36,   38
Kerr Street   29 - 125
King William Street   7 - 82
Mahoney Street   1 - 17
Moor Street   1 - 227
Napier Street "Falconer Terrace" 36 - 50
Napier Street   14, 16, 17 - 363
Nicholson Street   26 - 182
Victoria Parade 139-149, 163-181, 189-209

Ratebook searches were also undertaken by Town Planning
Students,University of Melbourne in 1978 for parts of
Brunswick, Gertrude and Johnston Streets. However searches
were only made at 10 and sometimes 5 yearly intervals,
thus providing less useful information.

1.2   Fitzroy City Council Building Permit Books

From 1902 onwards a permit book was kept listing new buildings
constructed and including the following information: date,
builder, owner, subject of notice (eg. new building additions,
villa etc.), fee to be paid, locality (i.e. address) and result.
Most addresses are limited to just streetname and no number.
The permit book was searched from 1902-1936.

1.3   Melbourne City Council Ratebooks

Prior to Fitzroy becoming a separate municipality in 1858, rate
records were held for Fitzroy ward by the City of Melbourne.
These were searched to try to establish the dates of pre 1858
properties, but great difficulty was encountered. The Ratebooks
record: number in ward, name of ratepayer (the occupier),
situation (street only, no number), description of tenement,
assessed annual value, rate due. The streets are not indexed
and a particular street may be entered in many different parts
of the book. Nor are entries in the same order from year to
year, thus making tracing back of properties very difficult.
The occupiers changed often, and without the owner listed it
was almost impossible to trace back any terrace house sequence.
Larger owner/occupier mansions were more easy to trace.

BIBLIOGRAPHY (Cont.)

1.4 · <u>Melbourne City Council Building Register Book</u>

Information regarding building permits of buildings in Fitzroy
(then known as Collingwood) where the architect was noted,
was provided by Mr. Winston Burchett. The Building Register
Book recorded: the date and number of application, name of
builder, occasionally the name of the architect, name of owner,
subject of notice (eg. house, store) work commenced (date),
fee charged. Mr. Burchett has laboriously transcribed the
addresses of properties from the original "notices of intent
to build" into the Register Book, which until 1889, omitted
this vital piece of information.
Limited time did not allow searching of the Register.Book itself.
This would provide vital information, as the book lists the
owner, unlike the occupiers listed in the Ratebooks.

1.5 <u>Directories</u>

Sands and McDougall Directories held at the La Trobe Library
were referred to. Earlier directories (various titles) held at
the La Trobe Library were referred to, but the pre-1858 entries
for Fitzroy ward listed the occupiers by alphabetical order,
not in street sequence, thus making any cross reference with
ratebooks impossible.

2. CONTEMPORARY BOOKS AND PAMPHLETS

Brunswick Street Wesleyan Sunday School Jubilee Records
Griffith & Spaven 1893.

E. Finn ("Garryowen"). *The Chronicles of Early Melbourne
1835-52*. Centennial Edition. 2 Vols. Melbourne 1888.

National Bank of Australasia Ltd. *Souvenir of the Jubilee
of the Bank 1858-1908*. Melbourne 1909. (p.49 Photograph
of the Clifton Hill Branch opened 5th January, 1884.)

J. Smith (ed). *Cyclopedia of Victoria* 3 vols. Melbourne
1903-5.

A. Sutherland (ed) *Victoria and its Metropolis* 1888 Vols.
1 & 2.

J.M. Tait. *Our Local Men of the Times
Biographical Sketches of the Prominent Citizens of Collingwood
and Fitzroy* Melbourne 1889.

*Victoria's Representative Men at Home Punch's Illustrated
Interviews* by "Kayderdake" 1904

3.   NEWSPAPERS AND PERIODICALS

Use was made of Architectural Index, currently held at the
University of Melbourne. This valuable source indexes the
following periodicals (in addition to various books, current
publications, and architectural drawings):

Melbourne Advertiser	1838
Port Phillip Gazette (Later Melbourne Times)	1838-June 1851
Port Phillip Patriot	Feb.1839-Dec.1851
Port Phillip Herald (Later Melbourne Herald)	1840-1855
Argus	June ;946=June
Australian Builder	Aug.1855-Dec.1856
	Jan.1859-Mar.1860
	Jan.Feb.1861
Illustrated Melbourne Post	1862-1865
Illustrated Australian News	Jan.1865-Dec.1867
	Mar.1868-Apr.1870 to 1896
Building Times	Oct.-Dec. 1869
Australian Sketcher	Apr.1873-Dec.1889
Australian Engineer and Building News	1879-1881
Australasian Building and Contractor's News	1887-Apr.1895
Building Engineering and Mining Journal	1888-1905
Journal of the Royal Victorian Institute of Architects	1903-1941
Real Property Annual	1913-1921
Australian Home Builder	1922-1925
Australian Home Beautiful	1926-1928 (proceeding)

4.   ARCHITECTURAL DRAWINGS

4.1   The University of Melbourne Archives hold some drawings of
      relevance to this study, including:

4.1.1   Bates Smart McCutcheon Collection
        Original Drawings held for:

(i)   Cathedral Hall, 20 Brunswick Street, 8 drawings held
      dated 1902, 1903, Reed Smart and Tappin Architects.
(ii) Residential premises for Mrs. G. Ferguson, north west
      corner George and Moor Streets. 2 drawings dated
      20.3.1923. Bates and Smart Architects. Richard Faggor
      Contractor.
(iii) Shop and residences cnr. George and Moor Street for
      W. Ferguson Esq. 1 drawing dated 17.10.1908 Bates
      Peebles and Smart Architects. W.G. Omeara(?) Contractor.
(iv) Additions to Residence, Brunswick Street Fitzroy for
      Samuel Gillot Esq. 1 drawing dated 4.5.1899. Hyndman
      and Bates Architects; Robert Gamlin Contractor.
(v)   St. Mark's Hall George Street Fitzroy. 3 drawings dated
      4.8.1891. Hyndman and Bates Architects, Arthur Parker
      contractor.
(vi) St. Mark's New Infant School and Club Room, St. Mark's
      Fitzroy. Undated. Hyndman & Bates Architects.

Letter files held for:

(i)   Ackman, Henry Ltd, 243-255 Smith Street.
(ii)   Dyason E.C., Factory, 108 Gertrude Street.
(iii) Fitzroy Creche, Napier Street.
(iv)   National Hotel (B. Isaacs estate) 174 Brunswick Street.

Specification held for:

(i)   108 Gertrude Street Fitzroy for I.E. Dyason Esq.
       20.4.1912. Bates Peebles and Smart Architects.

4.1.2   Clements Langford Collection
         Building Plans:

(i)   Chandler Ltd., 73-75 Greeves Street
(ii)   Foys, Smith Street Fitzroy.
       - neither of the above are original drawings but
         later additions.

4.2   Melbourne and Metropolitan Tramways Board:

         - Original drawings of the Nicholson Street, Collingwood
           Cable Tramway Engine House (3sheets).

5   LATER WORKS

5.1   Books and Pamphlets

         B. Barrett. *The Inner Suburbs; The Evolution of an
         Industrial Area.* M.U.P. 1971

         Fitzroy City Council. *A Centenary of Change City of
         Fitzroy 1878-1978.* Prepared by the Fitzroy City Council
         1978.

5.2   Unpublished Reports

         Lewis Dr. M.B. "64-78 Gertrude Street Fitzroy" November 1978.

         Fitzroy Council Urban Conservation Advisory Committee;

         - "Glass Terrace...A report on its Architectural Significance
           and Historic Merit" October 1978.

         - "Fitzroy", a draft history compiled by the Fitzroy Residents'
           Association.

         "Port Fairy Post Office - A report on its architectural and
         historic merit..." Prepared and produced by the Department
         of Administrative Services, Victoria/Tasmania Region, Property
         Division. Department of Construction Victoria/Tasmania
         egional, Technical Services Division. October 1977.

         Trethowan, B "A Study of Banks in Victoria 1851-1939" for the
         Historic Buildings Preservation Council December 1976.

5.3   Unpublished Theses, University of Melbourne Architecture
        Library:

Chu W "History of Fitzroy and Collingwood Town Halls" 1976.

Chircop-Sullivan, Victor "Terrace Houses - Albert Terrace"
(35-53 Greeves Street) 1968.

Daws K. and MacAllester J. "Hotels with Corner Towers in
Fitzroy and Collingwood" 1968.

Falk, G. "Norman Hitchcock" 1972.

Fong J. "174-182 Nicholson Street Fitzroy" 1968

Harding L.J. "Development of Tram Engine Houses" undated.

Ko,K.& Wu, F., "The Convent of Mercy, Academy of Mary Immaculate,
Nicholson Street, Fitzroy" 1968

Lewis, M.B. 'Tradition and Innovation in Victorian Building'
            3 vols. Ph.D., University of Melbourne 1972.

McColl, D. "St. Lukes Church of England North Fitzroy;
St. Marks Church of England, Fitzroy." 1967.

Navaretti P.Y. "Architects of Melbourne and their Work
1900-1940" 1971.

Peng, P.N.K. "Rochester Terrace", 1968.

Piccolo, N., "Hotels in Fitzroy up to 1906" 2 Vols. 1971.

Pradja A. "154-184 Gore Street Fitzroy" 1968.

Trethowan B. "The Public Works Department of Victoria 1851-
1900, A History" Research Report 1975.

Yeoh, Wong & Goh "Four shophouses at Gertrude Street Fitzroy"
1968.

Miscellaneous undergraduate projects on Fitzroy 1973 and 1977.

APPENDIX 1:

BUILDINGS IN SOUTH FITZROY CLASSIFIED/RECORDED BY THE
NATIONAL TRUST OF AUSTRALIA (VICTORIA), REGISTERED ON
THE HISTORIC BUILDINGS REGISTER AND REGISTERED ON THE
REGISTER OF THE NATIONAL ESTATE.

ADDRESS			Nat. trust	H.B.R.	Nat. Estate
BRUNSWICK STREET					
(Odd Nos.)					
Nurses Home, Eye and Ear					
Hospital	9		C		*
	11	(Group)	C	*	
	13	"	C	*	
	15	"	C		*
Barcelona Terrace	25-37	"	C		*
	39-49	"	C		*
	497		R		
	557		C		*
	591		C		*
(Even Nos.)					
	174		C		*
CONDELL STREET					
(odd Nos.)	93				
(even Nos.)	32-42	(Group)	C		*
FITZROY STREET (see Greeves Street)					
GEORGE STREET					
	90		R		
St. Mark's Church of England,			C		*
Cnr. Moor Street.					
GORE STREET					
(odd Nos.)					
Mount View Villas	145-147		R		
	189		C		*
	191		R		
Cobden Terrace	209		C	*	*
"	211		C	*	*
"	213		C	*	*
"	215		C	*	*
"	217		C	*	*
"	219		C	*	*
"	221		C	*	*
Clifton Villa	323		R		
	331		C	*	
	333		C	*	
	335		C	*	
(Even Nos.)	10-72	(Group)	C		
	80-82		R		
	106-108		R		
The Captain's House	202		C		*
	300		C		*
GERTRUDE STREET					
Glass Terrace	64-78		C		*

175

		Nat. trust	H.B.R.	Nat. Estate
GREEVES STREET				
(1-30 Greeves St. (All Nos.)		C		*
(1-17 Mahoney St. (odd Nos.) (Group)		C		
(310-313 Fitzroy St. (All Nos.)		C		
HANOVER STREET				
(odd Nos.)	35	C		
	37-39		*	
HARGREAVES STREET				
	8	C		*
	9	C		*
KING WILLIAM STREET				
	9-19 (Group)	C		*
	21 & 23	R		*
Iron Hall, All Saints Catholic Church		C		*
MOOR STREET				
	209	R		
NAPIER STREET (Even Nos.)				
Falconer Terrace	36	C	*	
"	39	C	*	
"	40	C	*	
"	42	C	*	
"	44	C	*	
"	46	C	*	
"	48	C	*	
"	50	C	*	
Cottages	166-180 (Group)	C		*
Former Bucks Head Hotel	182	C		*
Presbyterian Church (odd Nos.)		R		
Town Hall		C	*	*
NICHOLSON STREET (Even Nos.)				
Osborne House	40	R		
Royal Terrace	50	C	*	*
"	52	C	*	*
"	54	C	*	*
"	56	C	*	*
"	58-68	C	*	*
Grantown House	82	R		

		Nat. trust	H.B.R.	Nat. Estate
VICTORIA PARADE				
Eastern Hill Hotel	Cnr. Brunswick St.	C		*
Blanche Terrace	163	C	*	*
"	171	C	*	*
"	173	C	*	*
"	175	C	*	*
"	177	C	*	*
"	179	C	*	*
"	165	C		*
"	167	C		*
"	169	C		*
"	181	C		*
	203	C		*

APPENDIX 2: ILLUSTRATIONS

2.1 Background

Illustrations of early Fitzroy relevant to this study have been copied, mounted on cards and filed according to street name. The source of illustrations, a brief description and date (where possible) and the film and frame number are noted on each card. It is envisaged that any relevant photos discovered after the completion of this study can be easily added to this filing system. An inventory of relevant photos, (including, buildings that have been demolished) is listed below with the sources noted. The following abreviations are used:

S.L.V.: indicates illustration is from the LaTrobe Collection, State Library of Victoria. The picture number is noted.

I.A.N.: source is *Illustrated Australian News*

A.B. & C.N.: source is *Australasian Builder and Contractors News*

B. & E.J.: *Building and Engineering Journal*

It should be noted that the J.L. O'Brien Collection, University of Melbourne Archives, has not been included as part of the list. This large collection of slides (c1950-1960) includes photos of many properties in Fitzroy.

2.2 Inventory of Photographs

For ease of identification photos are listed alphabetically according to street name. Photos that record a specific property with a known street number are listed first according to number; buildings without known street numbers are then listed; and street vistas are finally listed. All panorama photos are listed separately at the end under panorama photos.

BRUNSWICK STREET

PH1   Belvidere Hotel, Brunswick Street (now the Eastern Hill Hotel, corner Victoria Parade) c1861 SLV: H873 M.C.1. dr.11. env. 2.

PH2   Sir Samuel Gillot's residence (now 9 Brunswick St), 1934 SLV: H4908 Building Boxes.

PH3   "Edensor" (now 9 Brunswick Street) *Victoria's Representative Men at Home* Punch's illustrated interviews by "Lauderdale" Exterior view.

PH4   Residence (now 21 Brunswick Street) C1861, SLV: H688 Building Boxes.

PH5   Kendalls Veterinary Boot Company (now 38 Brunswick Street) *Leader Supp.* 8 Feb 1896.

PH6   39-49 Brunswick Street, Matthew Flinders measured Drawing Competition 1975 Jonathan J.Duggan and S. Clements SLV: H36878.

PH7   Dr. William Crooke's residence, now 49 Brunswick Street (cnr. Gertrude Street) 1866 SLV: H646 Building Boxes.

PH8   Davies Drapers 104 Brunswick Street c1865 (no. 103 on photo) SLV: H690 Building Boxes.

PH9   John Cramp, butcher, 119 Brunswick Street 1866, SLV: H645, Building Boxes.

PH10   Davies & Steel, 123 Brunswick Street, *Leader Supp.* 8 Feb 1896.

PH11   Brunswick Family Hotel (now 125 Brunswick Street) c1861, SLV: H689 M.C.1. dr.11. env. 2.

BRUNSWICK STREET (Cont.)

PH12 Bennetts Boot Factory (now 184-188 Brunswick Street).

PH13 Phoenix Carriage Co. 226-228 Brunswick Street Fitzroy W. Hobbs
      Proprietor SLV: H4634, M.C.2, dr. 6, F.W. Niven & co.
      "Panoramic View of Fitzroy ..1889"

PH14 Moran and Cato Building, now 277-285 Brunswick Street, J. Smith(ed)
      Cyclopedia of Victoria Vol 1 1903 P. 514-515

PH15 Fitzroy Post Office (now 296 Brunswick St. cnr. Johnston St) c1917,
      Photo held at Commonwealth Department of Construction, Technical
      Services Division.

PH16 The Peoples Freehold and Investment Banking Co. Ltd., Excelsior
      Mutual Building Society, 433 Brunswick Street SLV: H4634, M.C.2
      dr. 6, F.W. Niven and Co. "Panoramic View of Fitzroy...1889".

PH17 Wesleyan Church, Brunswick Street. Built 1850 *Early Methodism
      in Victoria* Vol.11, opp. p.16 (S 204 T 34)

PH18 Fitzroy Methodist Church c1860. H693, M.C.1 dr. 10, env. 13

PH19 Wesleyan Church, Litho by DeGruchy and Leigh, SLV: H38519 M.C.15
      dr. 5.

PH20 London Hotel, Brunswick Street SLV: H971, M.C.1 dr.11. env. 2.

PH21 Moran & Cato, 2 photos Brunswick Street, *Leader* Supp. 8 Feb 1896.

PH22 Fitzroy Market Buildings (Brunswick, Johnston, Victoria & Fitzroy
      St.) *A.B.* 7.6.1890

PH23 Pearce's Great Drapery Warehouse, Drapery, clothing, carpets,
      Brunswick Street Fitzroy. SLV: H4634 M.C.2, dr. 6, F.W. Niven
      and Co. "Panoramic View of Fitzroy...1889"

PH24 Brunswick Street c1890. SLV: H13953 Cabinet 1 dr. 1 Coath
      Album p.3

PH25 Brunswick Street c 1890, SLV: H11763 M.C.2 dr. 6 env. 3.

PH26 Brunswick Street looking south c1900, SLV: H33677 Bay 2, Sh 24
      Album 10 p.5. T.D. Meade Collection.

CONDELL STREET

PH27 Wesleyan Sunday School Building, (now All Saints Church)
      Brunswick Street Wesleyan Sunday School Jubilee Records
      Griffith & Spaven 1893.

GEORGE STREET

PH28 Buvelot's Studio,(rear 41 George Street) Little George Street,
      SLV: Moir Collection Photo Album No. 2 p.39

PH29 A.L. Buvelots   Studio 1933 SLV: H4906 Building Boxes.

PH30 90 George Street, House where Alfred Deakin was born. SLV: H646
      Building Boxes.

PH31 St. Marks Church and School cnr. Moor & George SLV: H687 Inc 1
      dr.10 env.7

PH32 St. Marks Church 1933, S.L.V.: H4868 M.C.1 dr.10 env. 7

PH33 St. Marks George Street *Leader* Supp, Feb. 1896

PH34 St. Marks new Sunday School, parsonage and parish office *B. &
      E.J.* 9.11.1889

PH35 Residence of H. Miller 1934, SLV: H4785 Building Boxes.

PH36 Residence of H. Miller 1934, SLV: H4785 Building Boxes.

PH37 Thomas Raes residence 1934, S.L.V.: H4911 Building Boxes.

GORE STREET

PH38   Cobden Terrace 209-221 Gore Street, Matthew Flinders Measured
       Drawing Competition 1975 Drawing by B. Lynch, S.L.V.: H36869
       M.C.15, dr.2

PH39   Captain Wood residence, (now 300 Greeves St. cnr. Gore) 1934,
       S.L.V.: H4923 Building Boxes.

GERTRUDE STREET

PH40   Edwin Jones & Co., Commercial house, 40-42 Gertrude Street c1861
       S.L.V.: H691 Building Boxes.

PH41   Westmoreland House, J. Fawcett tailor, 46 Gertrude Street 1866
       S.L.V.: H 693 Building Boxes.

PH42   Power's Derby Hotel, cnr. Gertrude & Young Street c1861 S.L.V.:
       H692, M.C. 1 dr.11. env. 2.

PH43   Ross & Smith, grocers, Gertrude Street c1861, S.L.V.: H2039,
       Bay 5, sh 17, Box 5.

PH44   Gertrude Street c1890, S.L.V.: H11716, M.C.2, dr.6, env.3

HODGSON STREET

PH45   Hodgson House, 1934, S.L.V.: H4921, Building Boxes.

JOHNSTON STREET

PH46   Johnston Street 1930, coloured postcard. S.L.V.: H35145, Bay 2
       Shelf 24, Meade Album No. 13 p.9.

PH47   Johnston Street, Fitzroy, S.L.V.: H36145, Meade Collection,
       Bay 2 Shelf 24 (identical to 46).

LEICESTER STREET

PH48   20 Leicester Street, E. Finn's ("Garryowen's House") 1878
       S.L.V.: H13933 Building Boxes.

NICHOLSON STREET

PH49   Royal Terrace, 50-68 Nicholson Street c1868, S.L.V.: H24953
       M.C.2, dr. 6, env.3

PH50   "Convent of Mercy, Nicholson Street, S.L.V.: *Annals of the Catholic
       Church in Victoria*   H35318 M.C.10, dr.12

PH51   Memorial Chapel, Convent of Mercy A.N. & C.N. 5.7.1890.

PH52   Oxbridge House, Nicholson Street 1904, S.L.V.: H5

PH53   Melbourne Athletic Hall, Nicholson Street, B. & E.J. 8.12.1888.

PH54   H.C. Gritten, Nicholson Street c1860 Tinted Lithograph. Facsimile
       in National Bank Calendar 1976 p.4. S.L.V.: Cabinet 7 dr. 4.

PH55   Nicholson Street. Coloured lithograph, S.L.V.: H1673, H1562, M.C.2
       dr. 6.

PH56   Nicholson Street 1863, Coloured Lithograph S.L.V.: H11883, M.C.2
       dr. 6 env. 3.

NAPIER STREET

PH57 Falconer Terrace (36-50 Napier Street) 1933, S.L.V.: H4828, Building Boxes.
PH58 Presbyterian Chapel c1861, S.L.V.: H26040 Bay 5 Sh 17 Box 6
PH59 Fitzroy Hotel, Napier St, 1934, S.L.V.: H4843, M.C.1, dr. 11, env. 2.
PH60 Town Hall, c1920-1930, S.L.V.: H35249, Bay 2, Shelf 24 Meade Collection Vol. 12 p.16.
PH61 Fitzroy Town Hall, *I.A.N.* 20.3.1874
PH62 Fitzroy Town Hall, *Public Buildings of Melbourne and Suburbs* No. 39 (SF 919,45 AN 46 P)
PH63 Blackwell's (formerly Blanchfields) Council Club Hotel, Napier Street, c1910, S.L.V.: H26257, M.C.1 dr. 11 env.2.
PH64 Napier Street c1900-1910 S.L.V.: H34389, Bay 2, Shelf 24 T.D. Meade Collection Album 11 p.4.

SMITH STREET

PH65 Union Bank, Smith Street (now 165-167 Smith Street) c1905, Photo held in A.N.Z. Bank archives.
PH66 National Bank, 171 Smith Street, 1965 photo showing original cornice treatment. From National Bank Premises Department.
PH67 H.E. Keats News Agent & Stationer, 183 Smith Street 1889, S.L.V.: H4634, M.C.2, dr.6, F.W. Niven & Co. "Panoramic View of Fitzroy..1889"
PH68 "Victoria Building for J. Woods", now 193-207 Smith Street, *A.B. & C.N.* 22 and 29.9.1888.
PH69 Davis Bros. Furniture Warehouse, now 207 Smith Street (cnr. Condell Street) *Leader* Supp. 8 Feb 1896.
PH70 Bank of New South Wales 1873 Branch now 221 Smith Street S.L.V.: S.L.T.F. 332,1 N 42 P, (from *Photographs of Premises Occupied by branches of the Bank of New South Wales to 1907*.
PH71 W.G. Raven, 227 Smith Street Fitzroy, S.L.V.: H4634, M.C.2, dr.6 F.W. Niven & Co. "Panoramic View of Fitzroy...1889"
PH72 W.G. Raven Premises 227 Smith Street *Cyclopedia of Victoria* Vol. 1905 3 p. 168
PH73 Ackman & Co., now 243 Smith Street *Leader* Supp. 8 Feb 1896.
PH74 Bank of New South Wales 1907 Branch (Cnr. Condell Street) demolished, S.L.V.: SCTF 332. 1. N42 P. (from Photographs of premises occupied by branches of the Bank of N.S.W. 1907).
PH75 Patersons Furniture and Piano Warehouse, cnr. Smith and Moor Street. *Weekly Times* 1 June 1907.
PH76 Waugh Bros., Architectural modellers, cnr. Smith and Gertrude Streets, Fitzroy, S.L.V.: H4634, M.C.2, dr.6, F.W. Niven & Co. "Panoramic View of Fitzroy...1889"
PH77 Smith Street c1890, S.L.V.: H11761 M.C.2, dr6, env.3, Bank of New South Wales 1873 Branch now 221 Smith Street.

SPRING STREET

PH78 Robert Harrison's Cordial Manufactory (now 8 Spring Street) *Victoria and its Metropolis* Vol.2 p 672.

VICTORIA PARADE

PH79   No. 2 Victoria Parade, S.L.V.: H31412, Bay 5 Sh 17 Box 5 env. 4

PH80   Congregational Church, Victoria Parade c1880, S.L.V.: H2439 M.C.1
        dr.10 env.9

PH81   Congregational Church, Victoria Parade, S.L.V.: H11675, M.C.1
        dr.10, Env.9

PH82   Congregational Church, Victoria Parade *I.A.N.* 21.2.1870 p. 52

PH83   St. Vincent's Hospital and outdoor department in the old
        congregation church *B. & E.J.* 23.5.1905

PH84   "Cyclorama" Victoria Parade, S.L.V.: H36289 reproduced in 1975
        Calender Shelf 8A

PH85   Exhibition Skating Rink: Engraving and details *Victorian View
        Album* 1888-9 opp. p.77 (SLTF 919,45, N42)

PH86   Composite photo looking east down Victoria Parade 1968. S.L.V.:
        H31414, Bay 5 Shelf 17 and H31417 Bay 5, env. 4.

PH87   Victoria Street c1920-30 Coloured postcard. S.L.V.: H35249, Bay
        2 Sh.24 Meade Collection Vol. 12 p 18.

VICTORIA STREET

PH88   Gibaud & Sons Manufactures cnr. Young and Victoria Street.
        Leader Supp. 8 Feb 1896.

WEBB STREET

PH89   George Wilson & Co., wholesale wine and spirits merchants, 27
        Webb Street, Fitzroy, 1862, S.L.V.: H641 Building boxes.

PANORAMIC VIEWS: ·

PHP1   View of Fitzroy c1870 Newspaper cutting, S.L.V.: H141573,
        H4962, M.C.2, dr.6, env. 3.

PHP2   Fitzroy from Parliament House, c1870, S.L.V.: H847, M.C.2,
        dr. 6, env. 3.

PHP3   View of Fitzroy from the Exhibition Building c1880, S.L.V.:
        H4571, M.C.2, dr. 6, env. 3.

PHP4   Panoramic View of Fitzroy 1889 Coloured lithograph, S.L.V.:
        H4634, M.C.2, dr.6.

PHP5   "Panoramic View of Fitzroy, Melbourne, Victoria 1889". F.W.
        Nivon & Co. Printers & Lithographers.

PHP6   Fitzroy from Parliament House, Nettleton original and photoprint
        S.L.V.: H18203, M.C.7 dr. 3 env. 3

APPENDIX 3: GLOSSARY OF ARCHITECTURAL TERMS

Acanthus A plant whose leaves, conventionally treated, form the lower portions of the Corinthian capital.

Acroteria Blocks resting on the vertex and lower extremities of the pediment to support statuary or ornaments.

Ancones Consoles on either side of a doorway supporting a cornice. Also, projections left on blocks of stone such as drums of columns for use in hoisting and setting in position.

Anthemion A term given to honeysuckle or palmette ornament of several varieties, in cornices, neckings or Ionic capitals and elsewhere in Greek and Roman architecture.

Architrave The moulded frame round a door or window.

Archivolt The mouldings on the face of an arch, and following its contour.

Arris The sharp edge formed by the meeting of two surfaces.

Art Nouveau A decorative movement in European architecture heralded in the eighteen-eighties and flourishing strongly in the period ‾893-1907. Its particular characteristics were a flowing and sinuous naturalistic ornament and avoidance of historical architectural traits.

Ashlar Masonry of smooth squared stones in regular courses, in contradistinction to rubble work.

Astylar A treatment of a facade without columns.

Attic A term first applied in the Renaissance period to the upper storey of a building above the main cornice; also applied to rooms in a roof.

Baluster A pillar or column supporting a handrail or coping, a series of such being called a balustrade.

Barge Board A board fixed to the verge of a pitched roof.

Baroque A term applied to design during the late Renaissance period (from 1600 to 1760 in Italy), after the stages of learning and experiment had been passed and Renaissance architecture had reached a characteristic, non-Roman expression; rich, bold and vital.

Boss A projecting ornament at the intersection of the ribs of ceilings, whether vaulted or flat. The term is also applied to the carved ends of weather-mouldings of doors and windows.

Bowtell A Norman convex moulding (usually three-quarters of a circle in section) applied to an angle - a form of roll moulding.

Bracket A projecting member to support a weight, generally formed with scrolls or volutes; when carrying the upper members of a cornice, brackets are generally termed Modillions or Consoles.

Castellation Fortifying a house and providing it with battlements.

Chamfer A diagonal cutting off of an arris formed by two surfaces meeting at an angle.

Chevron A zigzag moulding used in Norman architecture.

Clerestory An upper stage in a building with windows above adjacent roofs; especially applied to this feature in a church.

Coffers Sunk panels formed in ceilings, vaults, and domes.

Colonnade A range of columns.

Console (see *Bracket*).

Coping The capping or covering to a wall.

Corbel A block of stone, often elaborately carved or moulded, projecting from a wall, supporting the beams of a roof, floor, vault, or other feature.

Corbel Table A plain piece of projecting wall supported by a range of corbels and forming a parapet, generally crowned by a coping.

Cornice In Classic or Renaissance architecture, the crowning or upper portion of the entablature, also used as the term for any crowning projection.

Cove, coving A large hollow, forming part of an arch in section, joining the walls and ceilings of a room. Often decorated with coffering or other enrichment.

Crocket In Gothic architecture a projecting block or spur of stone carved with foliage to decorate the raking lines formed by angles of spires and canopies.

Crown-post A post standing upright on the tie-beam of a timber roof and by means of struts or braces giving support to a central collar-purlin and adjacent rafters but not reaching the apex of a roof, as in the case of a king-post.

Cupola A spherical roof, placed like an inverted cup over a circular, square, or multiangular apartment.

Cyma A moulding with an outline of two contrary curves – either the cyma recta or cyma reversa.

Dado A term applied to the lower portions of walls when decorated separately.

Dentils Toothlike blocks in Ionic and Corinthian cornices.

Dripstone In Gothic architecture, the projecting moulding over the heads of doorways, windows, and archways to throw off rain; also known as 'hood-moulding' or, when rectangular, a 'label'.

Encaustic The art of mural painting in any way in which heat is used to fix the colours. *Encaustic tiles;* ornamental tiles of different clays, producing colour patterns after burning.

Entasis A swelling or curving outwards along the outline of a column shaft, designed to counteract the optical illusion.

Faience Glazed earthenware, often ornamented, used for pottery or for building. Originally made at Faenza in Italy from about 1300.

Fascia A board or plate covering the end of roof rafters.

Finial The upper portion of a pinnacle, bench-end, or other architectural feature.

Fleche A term applied to a slender wooden spire rising from a roof.

Gargoyle A projecting water-spout grotesquely carved to throw off water from the roof.

Hood Moulding (see *Dripstone*).

Impost The member, usually formed of mouldings, on which an arch rests.

Jacobean A term applied to English Early Renaissance architecture of the period 1603-25.

Jambs The sides of doors and windows. The portion exposed outside the window-frame is the 'reveal'.

Keystone The central stone of a semicircular arch, sometimes sculptured.

King-post A vertical post extending from the ridge to the centre of the tie-beam below.

Label (see *Dripstone*).

Lancet Arch A sharp pointed arch, resembling a lancet, chiefly in
  . use during the early English Period.

Lantern A construction, such as a tower, at the crossing of a
     church, rising above the neighbouring roofs and glazed at
     the sides.

Lintel The horizontal timber or stone, also known as the architrave,
     that spans an opening.

Loggia A gallery behind an open aracde or colonnade.

Lunette A semicircular window or wall-panel let into the inner
     base of a concave vault or dome.

Machicolation A projecting wall or parapet allowing floor openings,
     through which molten lead, pitch, stones, etc., were dropped
     on an enemy below.

Mansard Roof A roof with steep lower slope and flatter upper portion,
     named after Mansart. Also known as a 'gambrel' roof.

Modillions (see *Bracket*).

Mullions Vertical members dividing windows into different numbers
     of lights.

Ogee A moulding made up of a convex and concave curve. Also applied
     to an arch of similar shape.

Oriel A window corbelled out from the face of a wall by means of
     projecting stones.

Palladian motif An arched opening flanked by two smaller, square-headed
     openings.

Palmette (see *Anthemion*).

Parapet The portion of wall above the roof-gutter, sometimes
     battlemented.

Paterae Flat circular ornaments.

Pedestal A support for a column, statue or vase.

Pediment In Classic architecture, a triangular piece of wall above
     the entablature, enclosed by raking cornices.   In Renaissance
     architecture used for any roof end, whether triangular, broken
     or semicircular.

Piano nobile The principal floor of an Italian palace, raised one floor above ground level and containing the principal social apartments.

Pier A mass of masonry, as distinct from a column, from which an arch springs, in an arcade or bridge; also applied to the wall between doors and windows.

Pilaster A rectangular feature in the shape of a pillar, but projecting only about one-sixth of its breadth from a wall.

Pinnacle In Gothic architecture, a small turret-like termination on the top of buttresses, parapets, or elsewhere.

Plinth The lowest square member of the base of a column; also applied to the projecting stepped or moulded base of any building.

Podium A continuous pedestal.

Quatrefoil In tracery, a panel divided by cusps into four leaf-shaped openings.

Quoin A term generally applied to the corner-stones at the angles of buildings and hence to the angle itself.

Rustication A method of forming stonework with roughened surfaces and recessed joints, principally employed in Renaissance buildings.

Soffit The ceiling or underside of any architectural member.

Spandrel The triangular space enclosed by the curve of an arch, a vertical line from its springing, and a horizontal line through its apex.

Stilted Arch An arch having its springing line higher than the line of impost mouldings, to which it is connected by vertical pieces of walling or stilts.

String Course A moulding or projecting course running horizontally along the face of a building.

Tabernacle A recess or receptacle - usually above an altar - to contain the eucharistic Host, and is also applied to a niche or arched canopy.

Trabeated A style of architecture such as the Greek, in which the beam forms the constructive feature.

Transoms The horizontal divisions or cross-bars of windows.

Volute The scroll or spiral occurring in Ionic, Corinthian, and Composite capitals.

Voussoirs The truncated wedge-shaped blocks forming an arch.

APPENDIX 4