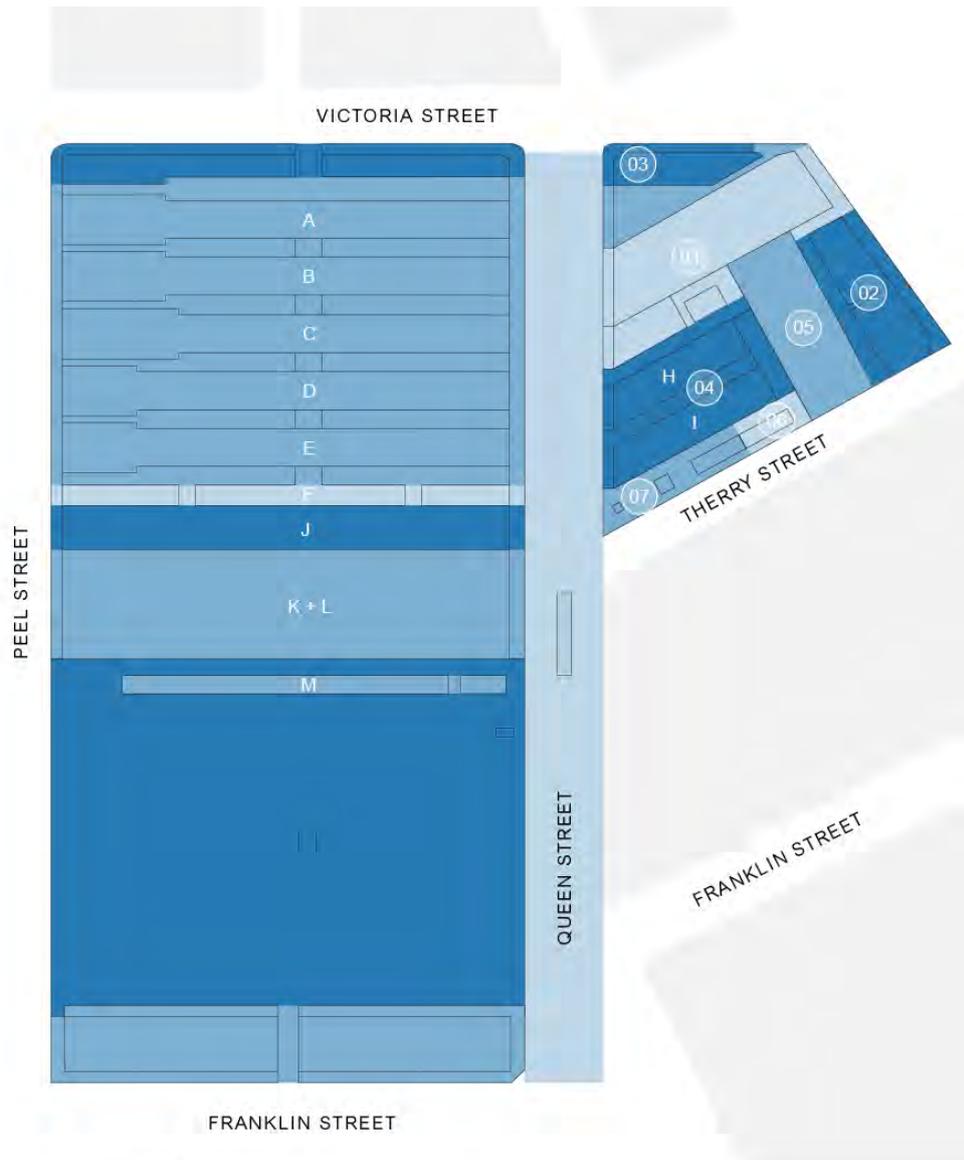


Appendix C

Building Datasheets

These provide detailed assessments of the physical fabric and significance of the individual buildings on the QVM site and provide polices for future works.



Key Index to datasheets (01 - 07)

- | | |
|---|---|
|  | 01 Meat Market (includes annex and toilets) |
| project | 02 Shops at 507 to 523 Elizabeth Street |
| north | 03 Shops at 65 to 81 Victoria Street |
| | 04 Sheds H & I |
| | 05 Dairy Produce Hall |
| | 06 Therry St Substation |
| | 07 Therry Street Plaza (includes flower stall, cafe and the artwork 'Passages') |

01 Meat Market (includes annex and toilets)

Date(s) of construction

1869 with additions in 1884 (Elizabeth Street façade), 1980-2 (extension to Queen Street including loading dock and fish washing area in annex) and c.2000s (toilet block)

Level(s) of significance

Primary significance:

1869 Hall, 1884 façade and adjacent laneways

Little or no significance:

1980-2 Queen Street addition and annex

c.2000s Meat Market toilets

Other names

Meat and Fish Hall, annex, loading dock, toilets



Summary history

1869	Building constructed
c. 1880	G shed constructed (probably relocated from the Eastern Market)
1884	Eastern facade to Elizabeth Street constructed to designs by William Salway.
1904	G shed dismantled with components used elsewhere on the QVM site. A new G shed was constructed in the same location
1906	Additions to western end of the hall (subsequently removed).
1967	35 chilling compartments constructed at the western end of the hall (subsequently removed).
1980-82	G Shed demolished to allow the south-western annex incorporating loading dock, storeroom and fish washing areas, to be constructed.
c. 2000s	Meat Market toilets constructed.

Photographs



Figure 1 Elizabeth Street entry



Figure 2 Rails within Meat Market

Photographs



Figure 3 Elizabeth Street facade



Figure 4 Fish washing area in annex

Photographs



Figure 5 Fish Lane with Meat Market at right



Figure 6 Meat Market toilets

Photographs



Figure 7 Loading dock in annex



Figure 8 Typical stall in Meat Market

Photographs



Figure 9 South wall of Meat Market (left) and c. 2000s toilet block(right)



Figure 10 Meat Market annex



Figure 11 Western entry to Meat Market

Photographs



Figure 12 Gate to Fish Lane

Description

Planning and form

The Meat Market, more or less, comprises a single building constructed over four distinct phases of development. It comprises the original 1869 building, the 1884 facade to Elizabeth Street and the 1980-82 extension to Queen Street which included an annex to the south-west of the hall volume. A toilet block was added to the annex in the relatively recent past. The earliest sections of the Meat Market are largely freestanding, abutting Fish Lane and other laneways to their south and the covered Food Court space to its north, although the Dairy Hall is attached for part of its southern elevation.

Broadly rectangular in plan and contained within a single space, the Meat Market is a large, single-storey volume. As the lower market site is irregular in plan, the facades of the Meat Market are angled to align with Queen and Elizabeth Streets.

Entry has always been from the eastern end of the hall, addressing Elizabeth Street, although this is now complimented by additional public access from the western end. A pair of double-loaded circulation aisles divide the width of the building into three, providing access to individual stalls along both long walls and a double row of stalls along the central axis of the building. Two additional cross aisles divide the rows of stalls and extend to the outer walls of the building, providing a thoroughfare between the Food Court to the north and Dairy Produce Hall on the south.

The later annex is a simple arrangement of utilitarian spaces including a loading dock accessed from Queen Street, fish cleaning areas accessed from a laneway to the south of the hall and a store-room accessed from a narrow laneway along the northern side of H Shed. Public toilets are located in a partially attached volume to the east of the annex.

Construction and exterior

The Meat Market is a single storey hall constructed in rendered face brick with steel roof trusses.

Eastern facade

The construction of the principle Elizabeth Street façade, which returns one bay deep to the side elevations, is of solid brick. Stylistically the façade draws on Classica antecedents and incorporates some Mannerist overtones. The façade is finished in painted render. The symmetrical composition is divided into five bays by paired Tuscan pilasters on giant bases. The central bay incorporates a pair of modern steel-framed double doors surmounted by a large bank of timber-framed, multi-paned hopper sash windows. Above these, timber-framed fixed sash windows are separated by a Tuscan motif mullions. The flanking bays contain bold timber-framed Diocletian window motifs at highlight level and segmented-arched openings at ground level. Flanking the central entry, arch-headed openings have been altered to incorporate a pair of non-original timber-framed automatic sliding double doors. An elaborate central pediment bearing a sculptural relief of livestock beneath a blind semi-circular arch and balustrade parapet surmounts the entablature. Beneath is a metal 'QUEEN VICTORIA MARKET' sign attached to the facade,

which appears to date from the mid twentieth century. The parapet to the remainder of the façade is punctuated by squat pilasters. A plain entablature, moulded cornice and pressed cement orbs complete the composition. One of a pair of original cast iron gates, featuring Melbourne City Council crests, can close Fish Lane, to the south of the building, from Elizabeth Street. A recently-constructed glazed partition closes off an original laneway between the Meat Market and the Victoria Street shops to its north. The former laneway is currently used as a Food Court.

Northern and southern elevations

The Meat Market is of solid load-bearing brick construction. The northern and southern elevations of the original building are symmetrical and, with the exception of later alterations, are identical in their general composition and detail. Constructed above a quarry faced and tooled bluestone plinth, brown and cream bichrome brick detailing is used to create an arcade of semi-circular arches which delineate regular bays reflecting the structural grid. The pilasters between each arch are embellished by recessed panels of contrasting brickwork. The majority of arches are blind to the springing line with timber-framed fixed sash fanlights in openings above. Some arches contain non-original door openings while other former openings have been bricked in. The western section of the southern façade is obscured by the annex of 1980-2.

Western facade

The 1980-2 Queen Street addition has been designed to reflect the overall style and composition of the original 1869 building. However, it is readily identified by the modern face brickwork, detailing and proportions of the openings. The asymmetrical western elevation contains three semi-circular arched openings with steel-framed automatic sliding doors and glazed fanlights above. The brick gable end incorporates a circular louvred vent. This and all external openings are outlined by cream brick dressings with projecting keystone motifs. The elevation incorporates a cast iron skillion-roofed verandah which is broken over the main entrance by a three-centred-arched roof. Immediately to the south of the Queen Street entrances to the Meat Market, the annex presents a similar gable-ended volume to Queen Street. However, this element is simpler in terms of its detailing presenting straightforward brick elevation below a gable end clad in v-jointed lining boards. A wide opening accessing the loading bay entrance was reduced in size when the loading dock was modified in the recent past to provide a cleaners' store. The cleaners' store is now accessed by way of a new, separate entry from Queen Street.

Roof

The Meat Market roof is clad with corrugated galvanised steel on a structure of steel trusses and timber framing. The roof is finished with timber fascia boards and galvanised steel ogee profile gutters which drain to cast iron downpipes. There are no eaves. The eastern end of the roof terminates at the ornate Elizabeth Street parapet however the non-original gable at the western end is simply finished with a brick header course. The roof features three timber-framed gabled lanterns along its ridge, which are finished with regular bays of fixed timber louvers and

weatherboard ends. The verandah along the Queen Street elevation is clad with corrugated galvanised steel and is unlined. The roof to the annex is also clad in corrugated steel.

The Meat Market toilet block.

The toilet block comprises a simple, largely-detached gable-ended volume located to the south of the Meat Market. It is a rudimentary steel-framed structure with red brick infill between exposed corner columns. The roof is clad in galvanised steel. A plant enclosure on its roof is likewise clad in steel. This appears to be a later addition. Gable ends to its eastern and western elevations are clad in timber.

The form and external fabric of the early Meat Market is largely intact to its 1869 and 1884 stages of construction, despite a number of phases of later development which have obscured the western end and parts of the southern side of the building. The Dairy Hall and annex mask over half of the original southern elevation of the Meat Market. However, the form of the original external Meat Market wall is essentially intact behind this later fabric. The 1980s addition between the original Meat Market and Queen Street has completely compromised the western elevation of the original hall with the removal of all original fabric undertaken to extend the building. The construction of the Food Court along the northern side of the Meat Market, has produced few impacts, largely related to the external wall of the hall becoming a part of the internal Food Court. Otherwise, the creation of the Food Court has compromised the original fabric only where previous openings in the northern wall have been bricked in or new ones created.

Interiors

The building interiors are finished in a utilitarian manner with little architectural detail or ornament.

Floors walls & ceilings

The reinforced concrete floor slab follows the gradient of the site, falling approximately a metre from west to east. It provides upstands at the stall areas and is finished with sheet rubber coves at wall junctions. The brick walls are finished internally with a painted finish.

The raking ceilings to the 1869 portion of the building is finished with V-jointed lining boards above the original iron trusses. It is likely that the lining boards consist of a variety of original and more recent fabric given the amount of refurbishment carried out over the life of the building. Detailed investigation that would confirm this has not been undertaken. Both the linings and the trusses have non-original painted finishes.

Doors and windows

The long elevations of the 1869 building both contain original timber-framed, multi-paned fanlights at highlight level, which have been replicated in the 1980-2 addition. The Elizabeth Street elevation also contains original timber-framed windows at highlight level with a Diocletian motif to the four outer bays and a pair of rectangular fixed-sash windows to the centre bay. The centre bay contains a large bank of non-original timber-framed multi-paned hopper sash windows. None of

the original doors survive. Recent timber- or steel-framed glazed doors have been installed in all openings.

Stalls and services

In the early 1990s all of the surviving fabric to interior stalls was removed. These were replaced with simple modern elements in stainless steel to a different arrangement. The Meat Market contains non-original lighting, electrical and fire services.

While the overall footprint of the 1869 and 1884 building remains intact, the interior planning of the space has been altered by the removal of original stalls and reconfiguration of the circulation. The current interior planning has remained little altered since 1925. The most recent phase of works, completed in the 1990s included complete refurbishment of the interiors with the exception of original ceilings, roof lanterns and windows. Fall arrestors above stalls have been constructed in recent years.

Alterations and intactness

The Meat Market has undergone a number of stages of refurbishment and various additions have been constructed around the perimeter, obscuring the form of the original building. Despite these changes, the exterior of the building is substantially intact and two of the additions, namely the Dairy Produce Hall and Elizabeth Street façade are significant in their own right.

The eastern (Elizabeth Street) facade is predominantly intact in form and fabric to its 1884 date of construction, with the exception of some minor alterations including non-original paint finishes, the bricking in of the two outer doorways, glazed entry doors and repairs to render. The multi-paned sash windows above the recent entry doors are non-original, but would appear to have been added at an early, possibly Edwardian, date.

The original western (Queen Street) elevation was altered at least twice prior to the current addition with the construction of additions in 1906 and the construction of 35 chilling compartments in 1967. It is believed the 1869 fabric of the end elevation was entirely removed in 1981 and the present Queen Street elevation retains no fabric dating from the period before the 1980s.

The arched northern and southern elevations are substantially intact in plan form and fabric to their 1869 date of construction, despite a number of minor alterations. Changes include the bricking in of some existing door openings and the creation of new door openings in others; the installation of modern wall mounted spherical lighting and gas heaters along the north-west elevation to the food court and corridor; and replacement of the majority of timber fascias and steel gutters. New brickwork readily identifies the addition.

The Meat Market roof has been re-clad with corrugated galvanised steel.

Where the 1928 Dairy Produce Hall abuts the southern elevation of the building, the original bluestone plinth has been cut back and the former external wall surface rendered and partially tiled. Six pilasters along the south-east elevation contain large blocks of quarry faced bluestone at the springing line.

Their origin and purpose is uncertain but they may have provided for a meat rail similar to that currently in use within the Meat Market.

The Meat Market has contained a number of different internal layouts since its construction, the most recent of these being built in the early 1990s which involved the complete removal of existing interior stall form and fabric. With the exception of the overall plan form and volume, external walls, trusses, ceiling lining, windows and possibly earlier floors below the existing, little interior fabric is intact. It is uncertain to what extent, if any, the original paving sets as indicated on earlier plans are extant beneath the earlier concrete slab.

Significance

The 1869 Hall and 1884 façade are of primary significance, as are the adjacent laneways. The Queen Street addition and annex and the Meat Market toilets are of little or no significance.

Significant elements

- The building envelope including all fabric from 1869 and the additions of 1884 including walls, original openings, roof form, lanterns and trusses.
- Laneways to the south of the early buildings, notably Fish lane and associated gated entry.
- Fabric to Queen Street dating from 1980-2 is of little or no significance.
- The toilet block to the south of the hall is of little or no significance.
- The internal fitout including modern concrete floor and c.1990s stalls is of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

As opportunities arise, outer doors to Elizabeth Street could be unbricked and their original appearance reinstated. Similarly, openings along the side elevations which have been bricked up could be restored to their original function and appearance.

The parapeted hipped roof form and roof lanterns should be maintained. It is preferred that the original appearance of the Meat Market is partially reinstated through the reinstatement of slates to its roof. However, works of this kind should aid in distinguishing the original building from the additions of 1980-2. That is, the Meat Market additions of 1980-2 could continue to be clad with

corrugated galvanised steel. The use of multiple roof cladding materials may present challenges from the points of view of detailing and maintenance.

Adaption/ intervention

Exterior

Externally the Meat Market is largely intact to its 1869/1884 date of construction, although the addition of structures at the western end and the surrounding areas has resulted in the loss of significant fabric and obscured views of the rear of the building. Future works should seek to avoid changes to significant fabric as identified above. While the western additions fulfil a functional requirement, it is not recommended that any further additions be made to the building.

This notwithstanding, where adaptation is required, changes to fabric dating from 1980 or later is preferred. Internal changes to these elements raise no issues. Changes that alter the external form of these buildings are unlikely to be problematic provided they result in no impacts on the legibility or context of fabric of greater significance.

Broadly speaking the 1980-82 additions could be replaced – preferably to an architectural expression with less reference to Victorian antecedents – provided the replacement built form does not overwhelm or obscure the original sections of the Meat Market. The toilets could be demolished and redeveloped with a building of a similar footprint and scale.

Where future works to significant fabric are unavoidable, works should be limited to those areas which have been subject to previous change. Works to early fabric should be limited in terms of their extent and readily reversible.

The installation of PV panels on roof areas of primary significance is discouraged unless works are concealed from all local vantage points and can be undertaken without, or with very limited, changes or damage to original elements of the roof structure.

Interior

While the interior planning of the building has been altered a number of times, it has essentially contained long rows of stalls along the sides and centre of the building, divided lengthways and crossways by aisles. The historic regular and linear arrangement of stalls should not be altered by the introduction of a less formal arrangement incorporating, for example, irregular or curved aisles. Similarly, the individual stalls should preferably be of a consistent design.

The space should remain as a single, large hall volume and preferably contain individual stalls. The roof trusses, timber ceiling lining, brick walls and windows should all be maintained and remain visible. In this regard, the present arrangement is appropriate, however the reconstruction of an earlier layout based on a documented design could also be considered if the function of the building were to change.

The physical connection with the Dairy Produce Hall has operated since 1928, providing a vital link between the two buildings. This is appropriate and should preferably be maintained.

Future use

The Meat Market is fundamental to the understanding of the origins and functioning of the market complex. As such, the main hall should continue to be used for market purposes, including preferably for the sale, either wholesale or retail, of meat. In the event that this cannot be accommodated in the future, then the market trading of other food products could be considered as could the use of the stalls for general market or retail trading. In any event, the large single volume should be retained with trading conducted from individual stalls.

02 Shops at 507 to 523 Elizabeth Street

Date of construction

1884

Level of significance

Primary

Other names

Queen Victoria Market Pty Ltd offices

Deli Lane

Produce Hall arch



Summary history

- 1880 Crown grant of land along Elizabeth Street made to the Melbourne City Council.
- 1884 Buildings at nos 507-523 Elizabeth Street constructed to designs by architect William Salway.
- 1914 – 1926 A small consulting room constructed at the rear of no. 513. Metal-clad leadlight shopfronts which progressively installed.
- c. 1950s Street verandahs were removed prior to 1956.
- 1985-6 Elizabeth Street terraces refurbished. Works involved the removal of walls at the first floor level between all but one terrace, providing interconnected offices for Queen Victoria Market Pty Ltd. Verandahs were reinstated around this time.

Photographs



Figure 1 Modern link above carriage entry



Figure 2 Carriage entry

Photographs



Figure 3 Elizabeth Street shops from the south east



Figure 4 New openings between terraces



Figure 5 c. 1920s shopfront to Elizabeth Street

Photographs



Figure 6 Rear of nos 507 –523 Elizabeth Street

Description

Planning and form

The freestanding block of Elizabeth Street Shops is constructed in a traditional two-storey terrace form consisting of two rows of four shops with residences above. The two rows are divided by an open walkway which is entered from Elizabeth Street. A wide verandah extends across the entire Elizabeth Street façade. With the exception of the corner terrace at the southern end of the group, which has a splayed corner to the Therry Street intersection, the terraces address Elizabeth Street. They are essentially identical in their form. Each terrace is configured in the same manner but is adjusted in plan to accommodate the irregular shape of the site, which narrows towards the northern end. Behind each terrace is an original single-storey kitchen wing, WC closet and access to the lane at the rear through an original brick wall. Access to the first floor of each terrace was traditionally via stairs within each tenancy. This was altered c. 2000s by the creation of new openings in first floor party walls creating an interconnected arrangement of spaces at first floor level.

Construction and exterior

Of traditional load-bearing solid brick construction, the Elizabeth Street terraces are rendered on all elevations with a ruled ashlar finish except the ground floor rear elevations which are partially finished in face brick. With the exception of the southernmost terrace to the corner of Therry Street, the terraces are the same in their general composition and detailing. C. 1920s ground floor shopfronts have replaced original Victorian shopfronts throughout. A modern shopfront is present at no. 523 Elizabeth Street.

Elizabeth Street facades

The principle façade is Italianate in its composition and detailing. The eastern elevation of each row is divided vertically into four bays by pilasters with floor levels delineated by simply moulded string courses. The façade is crowned by a solid parapet finished with a moulded cornice and surmounted by pressed cement orbs at regular intervals. Fenestration is regular and repetitive and each terrace bay contains a pair of arch-headed, timber-framed, double-hung sash windows at first floor level. Each of the openings has rendered moulded archivolts and keystones while string courses extend between the windows at impost level. Between each window opening is a rendered roundel moulding. The splayed corner of the southern-most terrace (no. 507) is expressed at ground floor console level with a pair of moulded brackets and the raised lettering 'POST OFFICE' reflecting an early use.

All but the northern end terrace retain c. 1920s timber-framed bronze-clad shopfronts at ground floor level which contain large display windows with leadlight glazed highlight windows. Splayed recessed entries contain timber-framed, fully glazed entrance doors. A reproduction steel-framed cast iron verandah extends the full length of the Elizabeth Street façade. Reconstructed to a

standard City of Melbourne design in the mid-1980s, the cast iron columns are fluted with foliated Corinthian capitals and the frieze and brackets both contain the municipal crest. At its mid-point, the verandah incorporates a transverse segmented arched roof reflecting the form of an arched carriage entry between the two rows of terraces. Entry to the walkway is through a semi-circular masonry arch with rendered moulded architraves and keystone. This is surmounted by a pediment bearing the raised rendered lettering 'PRODUCE HALL'. The arch formerly provided the principal entrance to the market stalls located in G, H and I Sheds, prior to the construction of the Dairy Produce Hall in 1928.

Northern and southern facades

The southern, Therry Street, elevation is more simply detailed than the Elizabeth Street façade. A moulded string course delineates the floor levels. However the elevation is not divided vertically into bays. A solid, stepped parapet screens both the two-storey section to the eastern half and single-storey sections to the western half. Irregular fenestration includes a single segmented-arched window opening flanked by a squared window opening at first floor level. Both contain timber-framed double-hung sash windows, the squared opening with paired sashes. Non-original shop fronts at ground floor level contain timber-framed fixed display windows. The cast iron verandah to Elizabeth Street, returns along the full width of this elevation, matching that on the front elevation in terms of its detailing.

The northern elevation of the Elizabeth Street shops is similar in overall form to the southern elevation. However, it does not incorporate any mouldings or fenestration.

Western elevation (to Deli Lane)

With the exception of no. 507, which has been altered, the western elevation of each bay is essentially the same in overall form and detail. As mentioned, the size and layout of the rear yards varies to accommodate the tapering site. The four yards in the southern row all originally contained a covered wood store and separate earth closet, whereas the northern group had yards only contain a closet. An original face red brick wall along the western boundary screens yard spaces at the rear of each tenancy. The walls incorporate the original earth closet. Each yard is accessed via a timber-framed ledged and braced gate with tongue and groove facing and original slate threshold. The rear gates are not original but appear to have been reconstructed to match an earlier detail. Rear yard areas have typically been covered over with steel-framed louvered roof structures. However, the original closets and small service wings remain in place.

Unusually, the rear elevation of the building is rendered, which may be a response to its visibility from public areas around the original market sheds. A prominent chimney is located within the party wall between the two storey component of each building. The first floor section of each terrace is fenestrated with two openings containing timber-framed double-hung sash windows. One of these openings is situated at a lower level to light the stair landing. The ground floor of

each two-storey section contains a single window opening with timber-framed double-hung sash window.

In the southern row (nos 507-513) the single storey section also contained a single door opening in the western wall and a window opening in the service wing wall which survive in varying degrees of intactness. In the northern row (nos 517-523) the single-storey sections contain an original door and window opening in the southern wall with the exception of no. 523, which is fully built out to the perimeter of the yard enclosure and does not contain any fenestration. This currently comprises the Market Office and provides access to the market offices at first floor level.

More extensive changes have occurred to the rear of no. 507. A timber-framed, skillion-roofed volume has been constructed at first floor level to the rear of the building, providing first floor access from an external steel-framed stair. This upper level addition is finished with weatherboard cladding and contains a single timber-framed, double-hung sash window to the west elevation and timber-framed door in its south elevation. In addition, a plant platform has been constructed above the rear yard. This is partially concealed by a tall parapet element rising above the rear wall presenting a quarter-circular form to Deli Lane. This element is likely to date from c. 2000s.

Apart from these works, and roofs to rear yards noted above, the rear elevations are unaltered.

Roof

Roofs adopt a skillion form graded towards the rear of the site. They are constructed of traditional timber framing and are clad in corrugated galvanised steel. The rear edges are finished with timber fascias and recent quad profile galvanised steel gutters. The roof is constructed without eaves. Original downpipes have generally been replaced with modern galvanised steel.

Interiors

Floors, walls and ceilings

In February 2017, the spaces at first floor level were undergoing refurbishment. Floors at ground floor level, originally constructed of timber flooring over timber framing, have been variously replaced by concrete slabs. Modern finishes have been installed throughout the building including carpet, tiles and vinyl. The first floor level floors are typically constructed of traditional timber framing often retaining Baltic pine floorboards. Masonite panels are currently being laid over original and later floorboards. Carpet tiles are to be laid over the Masonite. Refurbished bathrooms are lined with vinyl flooring.

At the walls, floors are generally finished with straightforward Victorian moulded timber skirtings. Atypically, the area beneath the stairwell contains skirtings of a small rectangular profile. Original interior walls include solid brick dividing walls between terraces, stairwells and rear rooms. These

are finished in hard plaster. Elsewhere timber-famed partition walls, lined with lathe and plaster survive

With the exception of stairwells, original ceilings throughout both ground and first floor areas are lined with original beaded timber lining boards and are finished with timber quad section cornices. Timber ceilings typically retain cast iron ceiling roses with a foliated design. Stairwells contain lath and plaster ceilings with plaster ceiling roses.

Doors & Windows

Original interior doors throughout the terraces were generally 4-panelled, some with glazed top panels. Original hardware survives in some locations. This consists of brass knobs, key escutcheons and covers. Original slate door thresholds to ground floor doors, including rear gates, WC and back door are generally extant.

Original windows were timber-framed double-hung sash windows with clear glazing with the exception of first floor bathroom windows. It is understood that some of these retained figured glass into the 2000s.

All original architraves are typical moulded timber Victorian profile.

Services

The building was originally heated by open fireplaces, only some of which remain intact. Intact fireplaces survive in some kitchens and consist of a plain segmented arch opening in a plastered chimney breast with timber mantel shelf and slate hearth. The original cast iron Chambers and Seymour fuel stoves have been removed. Other intact fireplaces include a parlour-type cast iron inset and grate with arched head, polished cedar mantel and surround and slate hearth. In many cases the original chimney breasts and slate hearths remain intact.

Ventilation was provided by cast iron decorative wall vents with dampers and moulded decorative plaster vents, which display a clover leaf design.

Decoration

With the exception of those instances noted below, no early decorative schemes are extant. The 2003/2011 CMP noted the following in relation to internal finishes:

A common scheme of interior decoration was used for each space. The scheme included two-colour joinery to doors, windows, architraves, skirtings and balustrades; a single colour for bedroom walls; and a two-colour scheme for stairwell and passage walls divided by a painted dado line. This scheme is intact in the stairwell and first floor hallway in no. 523. An original decorative scheme for a ground floor retail area has been partially revealed, and a painted frieze is evident. Many of the interior spaces were re-decorated at an early

stage and a first floor room, no. 523 retains wallpaper dating from the late nineteenth century.

Alterations and Intactness

Exteriors

With the exception of the original shopfronts and verandah, the exteriors of the Elizabeth Street shops are substantially intact, retaining the majority of their nineteenth century elements. The 1920s shopfronts are significant elements in their own rights as substantially intact examples of late Edwardian metal-clad shopfronts.

The eastern (Elizabeth Street) facade is substantially intact in form and fabric to its 1884 date of construction with the exception of some minor alterations including non-original paint finishes, doors and repairs to render. More substantial changes include the c. 1920s shopfronts (some of which have been subsequently altered); the non-original verandah, reconstructed c. 1985; and first floor link between the two terrace rows constructed above the carriage entry.

The northern and southern elevations have undergone few alterations. Changes include the reconstructed verandah and new opening to the side of no. 507.

The rear, western elevation has been altered with the construction of steel-framed louvred roofs over some rear yard areas, a timber-framed porch at first floor level of no. 507 Elizabeth Street and the first floor link over the walkway between the two rows. Minor changes also include non-original paint finishes and render repairs and the reconstruction of the majority of first floor windows to match the original.

Exterior alterations can be summarised as follows:

No. 507	Ground floor windows replaced
	Rear fence substantially rebuilt when plant platform/screen constructed
	Additional window in south elevation
	Original gate bricked in
	Additions within rear yard including stair to first floor access porch
No. 509	Reconstruction of original gate and section of adjacent brick wall.
	Edwardian shopfront
	Rear yard roofed over.

No. 511 Edwardian shopfront

Rear yard partially roofed over.

Interiors

Apart from the ground floor retail areas, the interior spaces including plan form, details and fittings are reasonably intact, but refurbished. Early alterations to the interiors included the installation of sewerage with connections to upstairs bathrooms and conversion of the original earth closet to a water closet; the installation of electricity; the redecoration of most interior spaces; and the addition of an examination room to the rear of no. 513.

Later alterations to the interiors generally include: the removal of some brick dividing walls between and within ground floor retail tenancies; removal of fireplace joinery and wood stoves; and removal of some window and door joinery. Recent refurbishment of first floor areas involved removal of portions of timber-framed partitions between rooms and brick dividing walls between tenancies; total refurbishment of most bathrooms; installation of glazed screens between stairwell and some first floor landings; repainting; re-carpeting; and installation of new fittings and services.

The interiors of the Elizabeth Street shops vary in terms of their intactness. The first floor area and stairwell of no. 523 is the only substantially intact interior and displays its original and early decorative schemes to first floor areas albeit in poor condition. Ground floor areas have generally been more extensively and have been refurbished to varying degrees

Alterations to interiors can be summarised as follows:

No. 507 Removal of internal stair.

Complete refurbishment of ground floor areas including division of retail space with timber-framed partition walls and removal of most finishes. New openings at first floor level between nos 507 and 511.

Conversion of rear yard into enclosed rooms.

First floor bathroom demolished.

Large opening between first floor front rooms.

New opening to no. 509 at first floor level.

- No. 509 Refurbishment of ground floor areas, including large opening between rooms and additional door into kitchen.
- Removal of some sections of first floor partitions and dividing walls. Total refurbishment of first floor bathroom.
- New openings to nos 507 and 511 at first floor level.
- No. 511 Refurbishment of ground floor areas, including large opening between rooms and additional door into kitchen.
- Removal of some sections of first floor partitions and dividing walls.
- Total refurbishment of first floor bathroom.
- A small area of an early decorative scheme has been revealed and protected under Perspex.
- New openings to nos 511 and 513 at first floor level.
- No. 513 c. 1905 addition at rear of ground floor including opening in original kitchen wall.
- Refurbishment of ground floor areas.
- Opening created between original ground floor rooms.
- Conversion of window opening to door (ground floor)
- Removal of some sections of first floor partitions and dividing walls
- Total refurbishment of first floor bathroom.
- Small panel of early decorative scheme revealed and protected under Perspex.
- New openings to nos 511 and walkway at first floor level.
- No. 515 (lane) Construction of timber-framed access between nos 513 and 517.
- No. 517 Total refurbishment of ground floor areas including café fit-out and removal of fireplace.
- Opening created between original ground floor rooms.

Original window on south wall of ground floor level converted to door.

Stairwell sealed at first floor level. No inspection possible.

New openings to nos 519 and walkway at first floor level.

Stairwell sealed at first floor level. No inspection possible.

No. 519

Total refurbishment of ground floor areas including café fit-out.

Opening created between original ground floor rooms, additional door into kitchen, and opening into no. 521.

Ground floor fireplaces removed.

Glazed partition between stairwell and first floor landing.

First floor bathroom removed.

Stairwell sealed at first floor level. No inspection possible.

Wall between first floor front rooms removed.

No. 521

Total refurbishment of ground floor areas including café fit-out and exhaust canopy.

Opening created between original ground floor rooms and opening into no. 519.

Conversion of first floor rooms into bathroom and kitchen.

Glazed partition between stairwell and first floor landing.

No. 523

Total refurbishment of ground floor areas.

Openings created between original ground floor rooms (majority of walls removed).

No. 513	Refurbished as Market Office. c. 1905 examination room addition to ground floor including a door opening converted to window (ground floor) Rear timber-framed windows obscured by aluminium (ground floor) Rear yard roofed over
No. 515 (lane)	Modern fabric to walkover but unpainted south wall of no. 517 remains internally.
No. 517	Window opening converted to door (ground floor) Rear yard roofed over and painted brickwork
No. 519	Rear yard roofed over Non-original shopfront.
No. 521	Window bricked in (ground floor).
No. 523	Non-original shopfront.

Significance

The exteriors of the Elizabeth Street shops are of primary significance.

The interiors are of contributory significance.

The modern first floor link between the two rows is of no significance.

Significant elements

- The form and fabric of the terraces as seen from Therry and Elizabeth streets and Market and Fish Lanes are of primary significance.
- The reconstructed verandahs are of contributory significance.
- The remnant interiors and planning are of contributory significance.
- Modern roof to rear yards are of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

It is desirable that the altered shopfronts to nos 513, 517 and 523 be reconstructed to match the adjacent 1920s metal-clad shopfronts. All work should be based on the available original documentation. The original shopfront to no. 507 was more radically changed (including the side elevation) in 1940 with unsympathetic large plate glass windows. Reconstruction of this altered element based on available photographic or documentary evidence is encouraged.

While it may not be practicable for reasons of access, the presentation of no. 507 Elizabeth Street would be improved by removal of the extensive structures in the rear yard including first floor landing and porch. The present interconnection of the first floor areas of the building, however, requires that the stair is available for use as an emergency exit. Further to this, consideration should be given to the removal of the first floor link between the southern and northern terrace rows along with the restoration of the walls to the Market Arch in the event that the uses at first floor level was to change.

The building is generally in very sound condition, following extensive conservation works in the 1990s. While the overpainting of render to ground floor areas has been carried out for maintenance reasons, the presentation of the building would be enhanced by its removal. If the painted finish is to remain, it should be painted in a grey to match the colour of the underlying render.

Ogee profile gutters and plain galvanised stormwater goods should be reinstated as opportunities arise.

Adaption/ intervention

Exterior

Externally, the Elizabeth Street shops are substantially intact to their 1884 date of construction, notwithstanding alterations to the shopfronts made in the 1920s, the reconstructed verandahs (1980s), the first floor overpass between the rows, and the roof structures to some rear yards. In addition, their exterior form provides a significant streetscape to the area and façade to the market. The predominantly intact, nineteenth-century exterior should be maintained. The later accretions to rear yards can be retained or demolished as required.

Given the extent to which the roofs of the terraces are exposed to public views, installation of PV panels in these areas is discouraged.

Plan Form & Interior

The interiors of the Elizabeth Street shops vary in their integrity, both between tenancies and from room to room. The plan form of the ground floor areas has been altered within and between tenancies by the removal of some sections of partition and dividing walls to enable open plan shops. The intact nineteenth century plan form and fabric of the few remaining original interior spaces, including stairwells, should be retained and conserved. The ground floor spaces have also been altered by the construction of modern shop and café fit-outs of varying degrees of impact. Greater scope for adaptation and refurbishment exists in these areas.

With the exception of no. 523, the first floor areas have been completely refurbished as the offices of the Queen Victoria Market Pty Ltd. Works have involved the conservation of some original elements such as some skirtings, architraves cornices and ceiling roses along with a small number of specimen panels of early decorative schemes. This notwithstanding, total refurbishment including the creation of openings between most front rooms and between tenancies has typically occurred. Scope for adaptation and refurbishment exists in these areas, however, it is preferable that any original plan form and fabric of these spaces is maintained. Alternatively, the majority of rear rooms and stairwells remain intact in form but have also been conserved and refurbished. It is preferable that the original plan form and fabric of these spaces been maintained.

Laneways

The Produce Hall Arch and lane between the two rows of shops has historically provided a distinctive and formal entry into the site. It should remain as a thoroughfare as intended and it is preferable that additional street furniture which obscures the space is not introduced. The presence of the Produce Hall Arch as viewed from Elizabeth Street, could also be improved through consideration of signage, street furniture and street trees external to the QVM site. The prominence and legibility of the arch in views from Elizabeth Street should be enhanced as opportunities arise.

The laneways to the rear and northern end of the Elizabeth Street shops have changed little since their construction and provide a distinctive perspective on the nature of nineteenth century trading. Rear and side laneways surrounding the Elizabeth Street shops should be maintained. They should remain free of additional permanent structures, although the retractable awning from the side of the Dairy Produce Hall is an appropriate means of providing shelter for the café seating area.

Future use

The Elizabeth Street shops have been used for market related retail functions since their construction, and as such should continue to be used for market and/or retail purposes. Additional commercial uses, which do not negatively impact on the original fabric or presentation of the building could be accommodated within the shops.

03 Shops at 65 to 81 Victoria Street

Date of construction

1887

Level of significance

Primary

Other names

None



Summary history

- | | |
|----------|---|
| 1886 | Markets Committee requested the Acting City Surveyor to prepare plans for two-storey shops along the Victoria Street boundary of the lower market site |
| 1888 | Shops opened |
| 1920s | Terraces altered when the rear yards were roofed over and a water closet was erected beyond the yard. |
| 1956 | Cast iron verandahs removed |
| c. 1980s | Cast iron verandah reinstated to a reproduction City of Melbourne design. |
| 1996 | The shops remained otherwise unaltered until the renovation of the Lower Market and Victoria Street shops, which included the construction of the Food Court. The rear of the ground floor shops were opened to the food court area as part of the works. |

Photographs



Figure 1 Shops at 65 to 81 Victoria Street from the north-west



Figure 2 Verandah to Victoria Street



Figure 3 Early shopfronts to Victoria Street

Photographs



Figure 4 Early fire place at first floor level



Figure 5 Typical modern fit-out

Photographs



Figure 6 Rear of Victoria Street (left) shops have been altered to provide access to the Food Court



Figure 7 81 Victoria Street

Description

Planning and form

The Victoria Street Shops on the lower market site are constructed to a traditional two-storey terrace form. They consist of a freestanding row of nine shops with former residences above. The two terraces at the eastern end of the row (nos 65 and 67) are distinguished by an atypical splayed plan which reflects the junction with the Meat Market building and laneway (now Food Court) behind. The row steps up regularly at each party wall along Victoria Street. A wide verandah extends along the façade and returns along Queen Street. With the exception of the corner terrace at the western end of the group, which has a splayed corner facing the Queen Street intersection, the terraces address Victoria Street and are essentially identical in form and detail. Behind each terrace is a single-storey skillion-roofed wing formed by roofing an original walled open yard. These were roofed over in 1920 when their present form was achieved. Brick privies were constructed on the outside wall of each wing at that time. These have since been demolished to accommodate the Food Court. Each terrace was originally designed to address the street, rather than provide a public thoroughfare to the market. Shops were accessed via their shopfronts with separate entrances from Victoria Street, to the first floor level residences. These entries are now complimented by additional access to nos 73-81 from the Food Court at the rear, linking Victoria Street with the Meat Market via the shops.

Construction and exterior

Of traditional, load-bearing brick construction, the Lower Market Victoria Street shops display finely detailed bichrome face brick. With the exception of the end terraces, all are identical in their general composition and detailing. The north, east and west elevations face the principal street frontages of Victoria, Queen and Elizabeth Streets and, as such, are treated as public elevations, whereas the rear elevation is more utilitarian in its composition and detail.

North elevation (Victoria Street)

The principle façade is picturesque in composition yet lacking in typical Victorian detailing of the period. The row is divided vertically into nine bays by brick pilasters at the party walls which are corbelled at the eaves line and finished with carved stone consoles. The floor levels are delineated horizontally by a wide, corbelled cream brick string course. The string course features carved stone consoles and pedimented corbels embellished with carved Melbourne City Council crest motifs where it crosses each pilaster. The ground floor is further distinguished by a rubbed Stawell stone facing (now overpainted) to the pilasters and stall boards. Bands of cream brick of varying widths contrast with the face red brick at first floor level and a corbelled cream brick band finishes the façade with the underside of the eaves overhang.

Fenestration is regular and repetitive and, with the exception of the terrace at the western end (No. 81), each bay contains a pair of segmental arched, timber-framed, double-hung sash windows at first floor level. Each of the openings is expressed by a red brick soldier arch and rendered brick sill, while cream brick string courses extend between the windows at impost and sill level. Beneath

each window is a small raised panel of brickwork. The north elevation of No. 81 contains only one window opening, a second being located on the splayed corner. This corner window is finished with a distinctive canopy formed by the projecting corner of the roof, which is supported by ornately carved timber brackets bearing on carved stone corbels.

Again, with the exception of the end terrace, fenestration is also regular and repetitive at ground floor level. Each terrace retains the original arrangement of a paired timber-framed, half-glazed 4 panel entrance door, flanked by a straight shopfront. The finely carved shopfronts include mullions featuring Corinthian columns and transoms with carved details and Melbourne City Council crests. No. 81 varies with the main shop entrance located on the splayed corner, flanked on both sides by a shopfront. A timber-framed 4 panel entrance door with glazed highlight provides separate access to the first floor residence. Each door is set within a semi-circular arched opening with fielded keystone. All door and shopfront joinery is constructed of cedar.

With the exception of the single-storey yard enclosure at the eastern end, the entire elevation is screened by a non-original single-storey cast iron verandah. Constructed to match the original standard Melbourne City Council design, the verandah consists of fluted Composite order columns and frieze and brackets containing foliated and tendril motifs. The frieze to each bay features a central moulding and each bracket contains a Melbourne City Council crest.

South elevation (Food Court)

Utilitarian in nature, the south elevation does not feature the decorative detail to the rest of the building. Of face red brick construction, each terrace bay is delineated vertically by a party wall which projects slightly at eaves level. The original specification notes that the bricks in this rear elevation were to be 'picked' red Northcote bricks. Each bay generally adopt the same form and detail, with the exception of nos 65 and 67, which are splayed to accommodate their junction with the Meat market building. At the eastern end of the elevation a faceted bay reflects the stairwell within no. 65 and a single-storey wall contains an open yard space within.

With the exception of the end terraces, fenestration is generally regular and repetitive. At first floor level each terrace contains two timber-framed double-hung sash windows, one of which is constructed at a lower level to provide light to the stairwell landing. No. 65 also contains two window openings in the splayed south-east elevation, which are both at the same level, and No. 81 contains only a single window opening. All windows have a rendered brick sill and red brick soldier arch.

At ground floor level, aluminium-framed bi-fold doors dating from the 1996 works provide access to the Food Court. The openings are generally accompanied by signage. Although bricked in, original night soil hatches are also extant. The openings at the rear of nos 67 and 69 have been altered to accommodate public conveniences.

East Elevation

The irregular east elevation is constructed on a quarry-faced bluestone plinth and does not contain the same level of detail and embellishment as the principal north façade. The banding and corbelled string courses from the north elevation return but extend for only two or so brick courses. The only decorative features are the banding and corbelled string course of cream brick which feature in the yard wall. The stairwell to no. 65 is expressed externally beyond the main elevation. The eastern elevation is blind at both levels.

West Elevation (Queen Street)

The western elevation is generally detailed to match the principal north façade in the use of bichrome brick banding and stone features. Unlike the ground floor level north elevation, the west elevation is not entirely faced with stone and only a small amount of stone facing is applied around the entrances and shopfront. A deeply-carved stone string course at impost level extends across the elevation.

The elevation features a single opening at first floor level containing a timber-framed double-hung sash window, although the opening in the splayed corner is also visible. At ground floor level the western elevation contains an additional shopfront and separate entrance to the first floor residence.

The non-original cast iron verandah returns from the front of the building along the western elevation.

Roof

With the exception of the two end terraces, the roof form is transverse gabled between each pair of projecting party walls. The roofs on either end, at nos 65 and 81, are hipped in form. A large corbelled brick chimney is constructed at the ridge level above the party wall of each terrace. All roof planes are slate clad and punctuated by a small timber-framed gablet which contains fixed timber louvres. The skillion-roofed former yards at the rear of each shop are clad in corrugated galvanised steel.

The convex verandah roof is clad in corrugated galvanised steel.

Alterations and Intactness

With the exception of the early removal of a single-storey public urinal block at the eastern end, roofing over the open rear yards, overpainting of the ground floor stonework, and conservation works to the building, the exterior has remained largely unaltered. The removal of the convenience block was carried out at an early date and allowed the construction of the existing external yard wall at the eastern end of the building. In addition, the western yard wall to no. 81 has been built up in height.

The 1920s alterations to the rear yards involved removing the existing WC enclosures within the yards, building the yard walls up and roofing over the open spaces, to create kitchen and laundry facilities, which were not present in the original building. It also included replacing an existing gate with a door, inserting a new window and constructing a brick WC enclosure beyond the south wall, which was accessed via a new doorway in the south wall. When the previous report was completed in 1991, the rear yards to nos 65 and 67 remained intact. These have since been altered to accommodate public toilet facilities.

Conservation works to the exterior have been consistent across the building and have involved the removal of non-original paint, minor repairs to shopfronts, repainting of joinery and the reconstruction of cast iron verandahs removed in 1956. The original finials which surmounted the gablets were also removed but were not reconstructed at this time.

Interiors

Floors, Walls and Ceilings

At ground and first floor levels, floors are constructed of traditional timber framing. Original flooring consists of timber T & G boards. In most cases, the floors are finished with recent tiled, vinyl or carpet finishes. Intact rooms at ground floor level retain moulded-cement skirting boards, whereas first floor rooms are finished with wide Victorian profile moulded timber skirting boards. The majority of floors at first floor level are finished with non-original vinyl or carpet. Timber framed stairs are flanked by turned cedar balustrades.

Original dividing walls between the terraces are hard plastered masonry whereas the internal partition walls are timber-framed with lath and plaster lining. All walls have painted finishes.

Ceilings throughout the building are generally original lath and plaster finish on timber framed construction. Intact rooms include original plaster ceiling roses and deeply moulded cornices. In some cases the original plaster ceilings have been replaced with recent plasterboard linings.

Doors & Windows

Original doors throughout the interior are four-panelled timber-framed doors of cedar construction. With the exception of the ground floor shopfronts, original windows are timber-framed double-hung sash windows containing two lights to the north and west elevations and four lights to the south elevation. All glazing is clear. Original architraves are moulded timber to a typical Victorian profile.

Services

The shop residences were constructed without kitchen spaces or fireplaces at ground floor level, so it is possible that the café businesses operating from the building were served by early gas stoves, introduced to Melbourne in the early 1870s by at least five local manufacturers. The terraces also lacked bathrooms but were served by an earth closet in the open rear yard and a basin set into a timber vanity cupboard within the stair landing.

Electric lighting and power were subsequently added to the building. The shop residences are currently fitted throughout with non-original light fixtures and power outlets.

The first floor level of each terrace was originally heated by an open fireplace, some of which retain their original cedar surround and mantel and cast iron fireplace.

Alterations & Intactness

The shops were extensively refurbished throughout in the 1990s. In most cases, this has generally involved the conservation of existing form and fabric, however ground floor spaces have been altered more substantially by the introduction of modern catering and food service equipment, and the removal of walls between the two ground floor rooms.

Until the 1990s, the first floor spaces were remarkably intact, with only the loss of some fittings. The previous study of the building identified that several had retained almost all original features including paint colour schemes on walls and joinery. Refurbishment of first floor areas has involved the construction of a timber-framed toilet cubicle in each tenancy, removal of original sanitary fittings, reconstruction of missing fireplaces and surrounds, repainting, new carpet and vinyl floor finishes, services and lighting. In some cases, additional commercial kitchen facilities, including cool rooms, have been installed in first floor rooms.

Generally speaking, the interiors are largely intact to their 1887 plan form and fabric with the exception of ground floor areas altered to accommodate recent food outlets; conservation works to ground floor areas and varying degrees of alteration to first floor areas.

Alterations can be summarised as follows:

Alterations can be summarised as follows:

- | | |
|--------|--|
| No. 65 | Ground Floor: Ceiling replaced; rear window bricked up (architraves remain)
First Floor: Retains original door, window and fireplace joinery; sink removed from landing but alcove remains. |
| No. 67 | Ground Floor: Intact to original form with exception of bricked in rear window and missing fanlight.
First Floor: Original door leaves replaced; sink removed from landing; stair, landing and two cedar mantels retain original finishes. |
| No. 69 | Ground Floor: wall removed between rooms; kitchen fit-out
First Floor: Refurbished; door leaves reconstructed; WC cubicle. |
| No. 71 | Ground Floor: Intact ceiling; some skirtings replaced; wall removed between rooms; kitchen fit-out.
First Floor: Refurbished; sitting room fireplace reconstructed. |
| No. 73 | Ground Floor: Additional door openings between rooms (form of original evident); kitchen fit-out and large exhaust canopy.
First Floor: Refurbished; one reconstructed door leaf; sitting room fireplace reconstructed; upper stair balustrade partially reconstructed. |
| No. 75 | Ground Floor: Additional door openings between rooms (form of original evident); kitchen fit-out and large exhaust canopy installed.
First Floor: Refurbished, including bath to rear room. |

No. 77	Ground Floor: rear wall removed; kitchen and bar fit-out First Floor: Refurbished; stair balustrade, fireplaces, door leaves, and partition walls reconstructed; commercial kitchen to front room.
No. 79	Ground Floor: rear wall largely removed; kitchen fit-out First Floor: Refurbished; fireplaces reconstructed.
No. 81	Ground Floor: kitchen and bar fit-out; recent plaster ceiling and rose (cornice intact). First Floor: Refurbished; reconstructed except for original staircase and window joinery; cool room to front room.

Significance

Exterior

With the exception of minor alterations which date from the 1920s and 1980s the exterior of the building is substantially intact to its 1887 date of construction, albeit conserved. The building exteriors are of primary significance.

Interior

The interiors vary in their intactness between tenancies and between floor levels. In general, the first floor areas are more substantially intact to their nineteenth century construction. On the other hand, the ground floor areas have been largely refurbished to accommodate modern food service facilities. While the original form and fabric including linings and joinery survives to a substantial extent, the interiors are reasonably generic and have been altered. The interiors are of contributory significance.

Significant elements

- The original form and fabric of the terrace row as seen from local public areas (with the exception of the Food Court).
- Brickwork, stonework and other detailing to external walls.
- Original joinery, notably shopfronts.
- The form and fabric of roofs including slates and ventilators.
- Walls to the Food Court are of contributory significance.
- The reconstructed verandahs are of contributory significance.
- The remnant interiors and planning are of contributory significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

Exterior

Externally, the Victoria Street shops contribute to one of the most extensive and substantially intact nineteenth century streetscapes in Melbourne. Original fabric, as it presents to local streets and other public vantage points, should be retained and maintained in good order. The shops were extensively conserved in 1996 and no immediate conservation actions are considered essential.

Preferred action

Exterior

The verandahs were reconstructed in the 1980s while these are modern elements, they contribute to the early character and should be retained or replaced in a like-for-like manner.

The Stawell sandstone facings of the Elizabeth and Queen Street ground floor elevations are presently overpainted for functional reasons, however the presentation of the building could be improved by the removal of this finish.

The Food Court constructed at the rear of the building necessitated the creation of large openings in the south wall of each formerly open rear yard. In the event that the Food Court is removed, future development could consider either reconstructing the original form of the yards or returning them to their c. 1920s states.

Interior

The interiors of the Victoria Street shops vary in their integrity, both between tenancies and from room to room. Where it survives, the intact nineteenth century plan form and fabric of the few remaining original interior spaces, including stairwells, should be retained and conserved.

While the first floor areas have been refurbished, the original plan form and most fabric remains intact. Works have involved conservation of original elements, refurbishment of floor coverings and finishes and the construction of a toilet cubicle within each tenancy. Some rooms contain commercial kitchen equipment and large freestanding cool rooms. Scope for adaptation and refurbishment exists in these areas, however, it is preferable that any original plan form and fabric of these spaces been maintained.

Adaption/ intervention

Exteriors

Future works should avoid impacts on fabric of primary significance as identified above. Only limited opportunities exist for further additions or alterations to the exterior of the building .

Given the extent to which the roofs of the terraces are exposed to public views, installation of PV panels in these areas is discouraged.

Interiors

The plan form of the ground floor areas has been altered within tenancies by the removal of some sections of the original wall between the shop and rear yard. The ground floor spaces have also been altered by the construction of modern shop and café fit-outs with varying degrees of impact. Greater scope for adaptation and refurbishment exists in these areas.

Future uses

The Victoria Street shops have been used for market related retail functions since their construction, and as such should continue to be used for market and/or retail purposes. Additional commercial uses, which do not negatively impact on the original fabric or presentation of the building could be accommodated within the shops.

04 Sheds H & I

Date of construction

Before 1878 (Shed H)
1877-8 (Shed I)

Level of significance

H & I sheds, associated land and adjacent laneways are of primary significance

Other names

None



Summary history

- | | |
|----------------|--|
| 1850s or 1860s | The iron trusses of H shed are typical of late 1850s or 1860s construction, suggesting the shed was already on the Meat Market Reserve or was moved to the site when the other sheds were built. |
| 1877-8 | Shed I constructed. |
| c. 1880 | The original G shed was probably relocated from the Eastern Market to the new Queen Victoria Market around this time. |
| 1928 | The eastern end of the sheds were shortened to their present extent when the Dairy Produce Hall was constructed. The demolished sections were then reconstructed at the Queen Street end of each shed. It is presumed that these additions included the construction of the present angled elevation to Queen Street. In any case the sheds were complete to their present form by 1947. |
| 1980-2 | G shed was demolished to allow the Meat Market to be extended to Queen Street. |
| 1982-3 | H & I sheds were renovated and re-opened in 1984 as fruit and vegetable sheds. |
| 1994 | The market began trading fruit and vegetables on Sundays in these sheds. |

Photographs



Figure 1 Shed I columns and beams



Figure 2 Shed H

Photographs



Figure 3 Sheds H & I



Figure 4 Later addition to eastern end of H & I sheds

Description

Planning and form

Like those on the Upper Market site, H & I sheds are simply planned and constructed open market sheds. They differ in detail from one another, with I Shed being essentially the same as A-E sheds with H Shed having different truss, roof pitch and post details, suggesting that I Shed was either constructed at an earlier date, or relocated from another site.

Constructed parallel to one another, the long rectangular sheds are open on all sides. To accommodate the angled intersection with Queen Street, the western ends are finished with an irregular, splayed elevation which is parallel with the street, rather than perpendicular to their ridges. The eastern end extends to meet the western side of the Dairy Produce Hall. The fall across the site is accommodated by a step in each pair of bays.

The open sides originally enabled the stall holders to sell their goods directly from the back of their carts (later trucks), which were pulled up along each side of the length of the shed. Stall holders are still arranged along each side with pedestrian access available from both ends and circulation along a central aisle.

Construction and exterior

Both sheds consist of a wrought iron-framed gable-ended roof supported by timber posts and beam construction.

Elevations

The large 220 x 220mm redgum posts are spaced at approximately 5m centres. However, they vary in their set out from shed to shed. H Shed posts bear on square bluestone bases which are set above the surrounding paving level. I Shed post bases, however, are smaller bluestone pads with chamfered tops constructed flush with the paving level.

The junctions of the posts and beams in H Shed are finished with decorative cast iron brackets whereas I Shed posts support profiled timber shear heads like those on sheds A-E. All posts and beams are finished with a simple stop-chamfered detail. Sides are screened by modern retractable canvas awnings and blinds.

The shed floors are finished with modern asphalt. Each shed is screened at the western (Queen Street) end by a skillion-roofed verandah on standard City of Melbourne cast iron columns with trellis beams.

Roof

The gabled roofs are constructed of wrought iron-framed triangulated trusses. Each truss is made up of composite iron angle and rod sections with bolted and threaded connections and riveted gusset plates, however the design varies between sheds. Hardwood purlins support modern

corrugated galvanised steel roofing. Timber-framed corrugated fibreglass skylights were retrofitted into every second bay c.1990s. The shed is lit by modern pendent fixtures suspended from the truss bottom chords. The roof is finished with non-original quad profile steel gutters and galvanised steel downpipes.

Interiors

Asphalt floors.

Alterations and intactness

The sheds have undergone a number of minor alterations which have generally related to shortening and extending their length. These works have resulted in limited loss of original fabric and little introduction of new fabric. The sheds originally extended further east to the lane at the rear of the Elizabeth Street shops, and were a number of bays shorter at the Queen Street end than their present form. The eastern end of the sheds were shortened to their present arrangement in 1928 when the Dairy Produce Hall was constructed. The demolished sections were then reconstructed at the Queen Street end of each shed. It is presumed that these works included the construction of the present angled elevation to Queen Street. In any case the western sections were complete to their present form by 1947. Later alterations have been minor and include the re-roofing and construction of skylights, new rainwater goods, repair works to posts and replacement of earlier light fittings with modern units. In addition, the covered way at the eastern end, where the sheds meet the Dairy Produce Hall, was extended into the centre roadway by 2 bays in the relatively recent past.

With the exception of asphalted floors and non-original roofing and gutters, the surviving sections of H & I sheds are substantially intact in form and fabric to their dates of construction.

Significance

Sheds H & I, their westward extension (presumed 1928) and the associated land are of primary significance.

Significant elements

- All early fabric including timber columns, roof trusses and framing are of primary significance.
- Later elements such as the asphalt floors, light fitting, electrical outlets and conduits are of little or no significance.
- Modern rood cladding is of no individual significance but contributes to an understanding of the original form of the sheds.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

The distinctive planning and aesthetic of the sheds provides a notable spatial experience within QVM, operating in essentially the same way today as they did in 1878. The nineteenth century form and fabric of the sheds should be maintained. Views to the sheds from local laneways and other key vantage points should not be obscured. New structures, other than generally minor elements, should not be constructed within the sheds or the adjacent laneways.

Preferred action

Vehicular damage to timber posts is an ongoing concern; however, the wholesale replacement with steel posts or the protection of posts by steel bollards or sleeves is not a desirable outcome, either aesthetically, functionally or spatially. The existing program of replacement on a needs basis with posts to match the original, is the preferred option. It is understood that this risk of damage has been reduced by the restriction of vehicular access through the shed areas outside of business hours, when the majority of damage to the posts is sustained.

Adaption/ intervention

Fabric

Broadly speaking, original fabric of H & I sheds should be retained unaltered. Where future works to significant fabric are unavoidable, works should be limited to those areas which have been subject to previous change. Works to early fabric should be limited in their extent and readily reversible.

The sheds are enhanced by the open laneways between and adjacent them, which have historically remained free of additional structures. No additional structures should be introduced into the open lanes, and the laneways should not be permanently covered over. Any proposals which plan to address the desire for additional shelter in these areas should have regard for the strong spatial quality of the areas. Retractable awnings as used on some of the sheds are generally an appropriate solution. Works of this kind should also have regard for the need to limit such enclosure, possibly to areas where perishable goods are sold. Placing limitations of this kind will assist in avoiding impacts which fundamentally compromise the character and significance of these elements.

The desire for improved storage facilities within each stall has seen the introduction of semi-permanent storage and refrigerated units for H & I sheds. While this arrangement does not form part of the historic operation of the sheds, it nonetheless provides a suitable solution without permanent impact on the identified significance of H & I sheds. This notwithstanding, retention of traditional display methods is preferred and should be encouraged.

Given the age of the sheds and their primary significance, the installation of PV panels on the roofs of sheds H & I is discouraged.

Future use

As two of the earliest market sheds on the site, H & I sheds are fundamental to the understanding of the overall complex and, as such, should continue to be used for market purposes, preferably for the trade of fruit and vegetables and associated products. Should alternative uses be proposed, the sheds should retain their open spatial quality. New uses should not negatively impact on original fabric or form. It is also appropriate to use the sheds for occasional market-related functions such as night and hawkers' markets.

05 Dairy Produce Hall

Date of construction

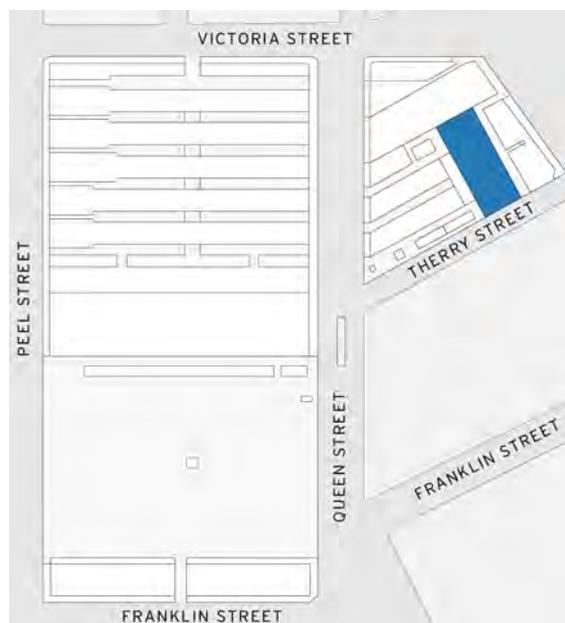
1929

Level of significance

Primary

Other names

Dairy hall, Delicatessens



Summary history

- 1922 The matter of a separate hall was raised by the Markets Committee in 1922, but action was postponed until August 1927.
- 1928 The City Engineer was engaged to prepare plans which were submitted in April 1928. The contract for the Hall and the adjoining electricity substation was awarded in September 1928.
1929. The Dairy Produce Hall was constructed requiring the removal of the eastern ends of the early G, H and I sheds. It was opened on 13 September 1929.
- 1982-3 The building was renovated to its current state and reopened in December 1983.

Photographs



Figure 1 Dairy Produce Hall facade



Figure 2 Dairy Produce Hall from Therry Street



Figure 3 Dairy Produce Hall eastern elevation to Market Lane

Photographs



Figure 4 Canopy to Therry Street



Figure 5 Typical stalls



Figure 6 Original roof trusses and lining boards to Dairy Produce Hall; fall arrestors above the stalls were constructed recently

Description

Planning and form

Constructed between the southern wall of the Meat Market and Therry Street, the Dairy Produce Hall is constructed to a rectangular plan and is configured in a traditional market hall style. The large single volume contains rows of individual market stalls which are arranged around the long axis of the building with four rows of stalls divided by two aisles with a double row of stalls down the centre. Three cross-aisles at the ends and approximate mid-point divide the centre rows of stalls into two groups. The stalls along the north-east and south-west walls are divided by the additional side entrances to the building.

Construction and exterior

Of traditional, load-bearing brick construction, the Dairy Produce Hall presents an understated Free Classical façade to Therry Street. The pressed red brick English bond construction is relieved by rendered dressings and mouldings to the upper façade and parapet. With the exception of the Therry Street elevation, the building is utilitarian in its composition and detail, the sawtooth roof form over the Hall reflected in the side elevations.

Southern elevation

The principal façade of the Dairy Produce Hall addresses Therry Street. The parapeted break-fronted elevation is divided into three by a wide projecting centre bay and a rendered, moulded string course defines the solid parapet. The parapet is relieved by three rendered panels containing raised lettering with 'DAIRY', 'PRODUCE' and 'HALL' respectively and is surmounted by a modest pediment with scrolled brackets and orb. A cantilevering steel-framed awning extends for the full width of the Therry Street elevation. The awning features a panelled steel fascia and central pediment device which is flanked by a pair of columnar bases which are surmounted by spherical lamps. Below the awning the façade is faced with speckled ceramic wall tiles.

At ground floor level, the shallow break-front contains three rectangular openings which are defined by ceramic tiled architraves and contain metal-clad vertically sliding doors. The doors are flanked by a pair of original metal-clad timber-framed shopfront windows with leadlight diaper-pattern highlights. Fenestration at first floor level consists of three semi-circular arched openings to the break-front, flanked by a single square head opening in each side bay. All first floor openings contain steel-framed multi-paned fixed sash window with rendered moulded architraves.

Eastern and western elevations

Utilitarian in form and detail, the side elevations are essentially the same in their general composition. The pressed face red brick elevations rise to a rendered capping in a saw tooth form, reflecting the structural bays of the building and the roof form behind. The bays are articulated by red brick pilasters which terminate at gutter level. Three pilasters on either side of the building contain original, though inoperable, ventilation flues.

Each bay features two single door openings with rendered lintels and operable multi-paned hopper sash fanlights. The timber-framed sliding doors are faced with timber lining boards.

Roof

The parapeted saw tooth roof form is clad with corrugated galvanised steel roofing and each pitch drains to transverse box gutters. Each range contains bays of south-facing timber-framed fixed multi-paned sash windows and metal louvred ventilators. Roof framing consists of RSJ beams which bear on the brick external walls, painted angle iron saw-tooth trusses and timber purlins.

Alterations and Intactness

The exterior of the Dairy Produce Hall has undergone few alterations since its construction in 1928. Changes have been relatively minor and are limited to the recent retractable awnings fixed to the southern bays of the eastern elevation; replacement of the original asbestos roof cladding; replacement of the original timber-framed entrance and side doors; replacement of original awning soffit lining; removal of a small number of fanlight windows for the installation of air-conditioning units; and the installation of lighting and surface-mounted service conduits.

Overall, the exterior of the Dairy Produce Hall is in good and substantially original condition.

Interiors

Floors, Walls and Ceilings

The main Dairy Produce Hall floors slopes across the width of the building with the fall of the site. The concrete slab is finished with terrazzo paving and features a three-colour design (light stone, dark stone and black). The terrazzo is finished with matching coved skirtings and brass jointing strips. The stall floors, however, vary in their level and the reinforced concrete slabs are generally finished with coved concrete. A number of stall floors have been raised and finished with vinyl flooring or ceramic tiles.

The brick perimeter walls of the Dairy Produce Hall are tiled to approximately 2500mm above floor level, above which they are plastered and painted. The stall dividing walls are constructed of insitu reinforced concrete base walls with timber-framed partitions above. The concrete walls within each stall are generally lined with original 100x100mm cream glazed ceramic tiles with contrasting feature tiles. The partition framing above was originally lined with wire mesh which has been replaced with laminated particle board. The concrete walls beneath each shopfront are faced externally with Angaston marble with light Buchan marble trim and internally with a painted rendered finish. Shopfronts are described below.

The main Dairy Produce Hall ceiling is lined with painted timber tongue and groove lining boards fixed to the timber purlins. The original wire mesh-cladding to stall ceilings has been replaced with modern plasterboard lining.

Doors & Windows

Entrance doors to the Dairy Produce Hall from Therry Street are non-original vertically sliding metal clad timber-doors. To either side, entrance doors are steel roller shutters. External stall doors along the sides of the building are timber-framed and clad with timber lining boards. Access to each internal stall is via silver nickel covered panelled doors beneath counter level.

The Dairy Produce Hall highlight windows contain regular bays of timber-framed multi-paned fixed sash windows and louvred metal panels. Therry Street ground floor openings contain a pair of metal-clad timber-framed shopfront windows with leadlight diaper-pattern highlight windows. Fenestration at first floor level contains steel-framed multi-paned fixed-sash windows.

Stalls and services

Stall shopfronts are nickel silver-sheathed timber-framed construction. The interior of the frames are painted with metallic silver paint to match. Vertically balanced sash shutters are complemented by fixed sashes of bevelled glass bearing signage and decorative cornices. Original infill panels of interlaced nickel silver strapping have been replaced with glazing.

The building was naturally ventilated by a sub-floor ducted system which is now inoperable. However, it is understood that this system remains extant. The system consists of six sub-floor ventilation ducts which extend from the perimeter of the building to a riser duct, which feeds each centre row of stalls. In addition, each aisle contains three sub-floor ventilation ducts with decorative brass covers. Some individual stalls are airconditioned independently. This recent mechanical plant varies in type.

The hall is illuminated by recent light fittings and naturally by the sawtooth clerestory windows. It contains modern electrical and fire services.

As the responsibility of individuals, stall fit-outs vary in their content. A number of stalls contain commercial kitchen equipment including exhaust canopies and dishwashing equipment. Similarly services such as lighting and power supply varies.

Decoration

The Dairy Produce Hall is decorated in a utilitarian paint scheme, although some relief is provided by the contrasting marble shopfronts and terrazzo floors. Likewise, individual stalls are decorated in an individual manner, but unified by their consistent wall tiling and marble counters.

Alterations & Intactness

The Dairy Produce Hall interior has undergone relatively minor alterations since its construction. The wire mesh panels to ceilings and partitions between stalls were replaced, firstly in the 1960s and then in the 1980s, with plasterboard and laminated particleboard respectively. Nickel silver lattice panels to stall shopfronts were replaced in the 1980s with clear glazing. The majority of original painted signage to upper shopfront sashes has been removed. Some stall shopfronts are

constructed of unsheathed timber-framing. A former toilet block has been converted to form an additional stall.

Repairs and alterations have been made to damaged terrazzo floors and coved skirtings.

The interiors of the individual stalls have been fitted out by stall holders and generally involve some alterations. These often include a small cool room, timber shelving, a glazed refrigerated counter-top display cabinets and some form of raised platform over the original floor. In addition, stainless steel basins and sinks have been installed by the tenants. The condition of the individual stalls varies.

Condition and integrity

Exterior

With the exception of minor alterations which date from the 1980s the exterior of the building is substantially intact to its 1928 date of construction.

Interior

With the exception of conversion of a former lavatory facilities to stalls, alterations to plumbing, blocking of the original ventilation system and replacement of open panels and ceilings to individual tenancies, the interior of the building is substantially intact in form and fabric to its 1928 date of construction. The stall interiors vary in their intactness. In general, the stalls have been modestly refurbished to accommodate modern retail facilities.

Significance

The Dairy Produce Hall is an unusual example of a market hall and the key surviving element of the QVM redevelopment during the interwar period. It is of primary significance. Deli Lane to the east of the Dairy Hall has changed little since its construction and provide a distinctive perspective on the nature of trading. It is also space of primary significance.

Significant elements

- The external volume of the hall including all fabric from 1928
- The ornate façade and verandah and applique of understated classical detailing
- Original walls, openings and original joinery.
- Saw tooth roof form and fabric.
- Spaces to the east and west of the hall, notably Deli Lane.
- The internal fitout including the modern concrete floor and c. 1990s stalls is of little or no significance.
- Modern roof cladding is of no individual significance but aids in interpretation of the hall.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

Exterior

The exterior of the Dairy Produce Hall is predominantly intact to its 1928 form and fabric and should be maintained and conserved.

Plan Form & Interior

The plan form and interior fabric of the Dairy Produce Hall is remarkably intact to its 1928 date of construction and is fundamental to the heritage significance of the market complex. The 1920s fabric of the place should be retained and conserved, while enabling modern trading requirements in small goods to be met.

Preferred action

It has been suggested that to alleviate the existing problem of water being tracked into the Dairy Produce Hall from outside, shelters could be constructed over the doorways in critical locations such as the northern doors, east and west elevations. In the case of the western doorway, which was originally covered by the eastern end of G Shed, such a structure reconstructing the 1920s form of the shed may be appropriate. While this may partially address the problem, the addition of structures to the Dairy Produce Hall east elevation is less desirable from a conservation viewpoint. Other suggested solutions should address the causes such as the washing down of fish and inadequate drainage in these areas. The application of non-slip treatments to the terrazzo floor should also be investigated.

Adaption/ intervention

Where enhanced or additional mechanical ventilation and cooling to individual tenancies is required, care should be taken to avoid impacts on the interior space of the hall, and on significant fabric. The stall ceilings are non-original and may be adapted as required.

The installation of photovoltaic cells to the north facing sections of the Dairy Produce Hall roof would raise no substantial heritage issues.

Future use

The Dairy Produce Hall is a fundamental and substantially intact element in the market complex and, as such, should preferably continue to be used primarily for the trade of dairy products and smallgoods. Should this be no longer possible, then other market retail uses could be accommodated. The building should remain as a single large volume containing rows of individual stalls.

Laneways

The laneways to the rear and northern end of the Elizabeth Street shops have changed little since their construction and provide a distinctive perspective on the nature of nineteenth century trading. Rear and side laneways surrounding the Elizabeth Street shops should be maintained. They should remain free of additional permanent structures, although the retractable awning from the side of the Dairy Produce Hall is an appropriate means of providing shelter for the café seating area.

06 Therry Street substation

Date of construction

1928

Level of significance

Contributory

Other names

None



Summary history

- 1928 The Therry Street substation was constructed in 1928 to the design of the Melbourne City Council Electricity Supply Department. The contract for the electricity substation and the adjoining Dairy Produce Hall was awarded to Simmie & Co. Pty Ltd on 10 September 1928.
- 1935 The building was altered in 1935 with the addition of the amenities at the western end.

Photographs



Figure 1 Substation from the east



Figure 2 Substation from northeast

Photographs



Figure 3 Substation from south



Figure 4 Substation from southwest

Description

Planning and form

The Therry Street substation is a simple rectangular volume of a single storey in height. No access to the interior has been available as part of the current review. A separate amenities block was constructed at its western end in 1935.

Construction and exterior

The simple single-storey substation building was designed to reflect the understated Free Classical expression of the adjacent Diary Produce Hall. The parapeted walls are finished with a rendered cornice moulding and the long Therry Street (south) elevation forms the principal façade of the building. The red brickwork of this elevation is relieved by an arcade of rendered semi-circular arch head blind windows, with rendered moulded architraves and keystones.

The northern elevation is more utilitarian with three wide openings containing timber-framed doors above which is a rendered concrete lintel which is continuous around three sides of the building.

The original western elevation is obscured by the 1935 addition, readily identified by its different form and brickwork. This in turn is currently obscured by the Therry Plaza café.

Interiors

Access to interiors has not been available.

Condition and integrity

The building is externally in good condition.

Significance

The fabric and exterior volume of the Therry Street substation is of contributory significance.

Significant elements

- Built form from both the 1928 and 1935 programmes of work are of contributory significance.
- The substation is valued for its simple rectangular plan form, face brick expression and legibility as a free-standing volume.
- Decorative elements including its blind arcading and rendered string courses contribute to its significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

The building is of a utilitarian nature but of some aesthetic significance. Elements such as the face brick elevations and rendered mouldings should remain unpainted. While the 1935 addition is also of contributory significance, it is an element of lower aesthetic significance which offers greater potential for minor alterations.

Adaption/ intervention

The 1928 form and fabric of the exterior structure should be retained; however it may be adapted to accommodate alternative uses. It is preferred that future change is concentrated at the western end of the 1928/1935 volumes where the Therry plaza café already partially conceals the additions of 1935.

Potential exists for the installation of PV panels on the roof of the substation.

Future use

Assessed as being of contributory significance, the substation building could be adapted for other uses as desired. The interior could be adapted for a variety of uses such as retail, office or café functions. It may be possible to address issues around light through changes to the roof or new openings. It is preferred that new openings are confined to the northern market façade with no changes to decorative detailing to Therry Street.

07 Therry Street plaza

(includes flower stall, cafe and the artwork 'Passages')

Date of construction

From 1978

Level of significance

Little or no significance

Other names

None



Summary history

1978	Extant sections of former J Shed demolished.
1980	Hard landscape was constructed as part of the extensive works to the Lower Market.
1980/82	Meat Hall extended, Therry Street plaza and Northern Plaza constructed
1991	Mark Stoner was commissioned to undertake a memorial to the former cemetery site and those once buried here.
1994	The sculptural monument <i>Passages</i> was installed at the corner of Queen and Therry Street.
2002	The area was subsequently redeveloped with the construction of a café at the western end of the Therry Street substation.

Photographs



Figure 1 Therry Street Plaza



Figure 2 Flower stall

Photographs



Figure 3 Therry Street Plaza with café and substation visible at rear



Figure 4 The artwork 'Passages'

Description

Planning and form

The area which constitutes the Therry Street plaza is located between the southern side of I Shed and Therry Street. It was the location of the former J Shed, until 1978 when the building was demolished (demolition of the eastern end of J Shed had commenced in 1928 with the construction of the Dairy Produce Hall and Therry Street substation). The rectangular area along the north side of Therry Street contains a variety of structures dating from most phases of recent development.

Construction and exterior

In 1980-82, the hard landscape was constructed as part of the extensive works to the Lower Market site at the time. Further development in the form of the Therry Street café occurred in the early 2000s. The area is paved throughout. The sculptural monument, *Passages*, an abstract bluestone obelisk construction was installed at the corner of Queen Street in 1994. To its east, a flower stall, to a standard City of Melbourne design adopts a simple modern expression with steel-framed construction with glazed walls, hipped steel-clad roof and glazed cantilevered canopy. Further to the east, the Therry Plaza café was constructed in 2002 at the western end of the Therry Street substation. The café is rectangular in plan with a simple skillion-roofed form. It is clad in timber and steel. The area also contains standard City of Melbourne bollards, concrete and other seating arrangements.

Interiors

Access to interiors has not been available.

Condition and integrity

All of the elements in the Therry Street Plaza are intact to their recent construction dates and are in good condition.

Significance

The fabric and built elements present in the Therry Street plaza are of little or no significance and could be removed or replaced as required, subject also to the policy below.

Significant elements

- There is no significant fabric in the Therry Street plaza
- Nonetheless, the land forms part of the significant curtilage of QVM.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

Broadly speaking, there are no heritage constraints on the fabric, future use, adaptation or demolition of Therry Street Plaza. The café, the flower stall and elements of infrastructure could be altered, adapted or removed. The artwork, Passages, was designed as a memorial to the former cemetery site. Passages has contemporary value and it is preferred that it remain in its current location where its relationship with the former cemetery remains legible. In the event that the memorial is dismantled and relocated, a new location with a similar relationship with the former cemetery should be sought.

Adaption/ intervention

Development of the area between Therry Street and I Shed should be undertaken with regard for adjoining significant buildings and structures. The plaza has historically been built over by market stall structures to the boundary of the site. Sensitive development of this area with additional structures is acceptable. New development should be restricted to a scale which does not detract from views to the adjacent shed. It should also preferably continue the linear nature of the surrounding structures and maintain a hard landscaped surround.

Broadly speaking, the Therry Street Plaza is not suited to the installation of PV panels. It may be possible to adapt roofs to the café or flower pavilion to accommodate a small number of panels, although it is unlikely that works of this kind would provide useful power outputs. However, more substantial arrangements with pole mounted or other elevated installations are likely to diminish the context of the adjacent Sheds H & I and are generally discouraged.

08 Food Court

Date of construction

1995

Level of significance

Little of no significance

Other names

None



Summary history

- 1887 Nine two-storey terraces were built along the lower section of Victoria Street creating a laneway between their rear boundaries and the Meat Market of 1869.
- 1994 The laneway was converted into a covered food court with a new tent structure constructed above the laneway. Works began in 1994 and were completed in 1995.
- c. 2000s The rear of the ground floor shops to Victoria Street were opened to the Food Court area.

Photographs



Figure 1 Eastern entry to Food Court



Figure 2 Northern wall of the Meat Market forms the southern boundary of the Food Court

Photographs



Figure 3 Tent structure above Food Court



Figure 4 Queen Street entry to Food Court

Description

Planning and form

The Food Court comprises a tapering interstitial space located between the nine two-storey terraces to Victoria Street constructed in 1887 and the Meat Market of 1869.

Construction and exterior

Prior to the construction of the Food Court, the laneway was bounded to its north and south by the rear walls of the shops to the north and the northern wall of the Meat Market, respectively. The enclosure of the space required four key interventions. A concrete slab was constructed. Glazed steel-framed doors and windows were constructed to the western, Queen Street elevation. A similar but more modest glazed doorway was constructed at the eastern end of the space. A tent-like structure supported on a central pole and fixed to boundary walls was constructed as roof to the court.

Interiors

Not applicable

Condition and integrity

The Food Court is largely intact to its c. 2000s state.

Significance

The fabric and built elements present in the Food Court are of little or no significance and could be removed or replaced as required. However, new works in this area should have regard to the potential to obscure or alter the context of adjacent buildings of greater significance.

Significant elements

- There is no significant fabric in the Food Court

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

While the fabric of the Food Court is of little significance, redevelopment of the area between the Meat Market and the Victoria Street terraces should be undertaken with due regard to the policy below.

Preferred action

It is preferred that an 'open' area is maintained between the Meat Market and Victoria Street shops.

Adaption/ intervention

Broadly speaking, there are no heritage constraints on the fabric, future use, adaptation or demolition of the Food Court, and the entries, tent structure, concrete and timber flooring, and elements of infrastructure could be altered, adapted or removed as required. However any new works in this area should have regard to the adjacent buildings.

Until relatively recently, the area between the Meat Market building and rear of the Victoria Street shops had remained free of permanent structures. The construction of the Food Court through the use of shade devices, paved terraces and glazed screens has considerably altered the presentation of this formerly open area. It is recognised, however, that these facilities meet a much-needed functional requirement for seating, and provide a vital link between the Elizabeth Street cafes and the QVM. The Food Court could therefore be retained or removed as required. In the event that further development of this area is proposed, any structure should preferably be 'open' in nature and maintain views of the surrounding historic buildings. Structures should not be built to directly abut, and therefore obscure, the historic buildings.

09 Shops at 83-5 to 159 Victoria Street

Date of construction

1887, 1890 and 1923

Level of significance

Shops at nos 83-5 to 127-9 Victoria Street (1887), nos 133 to 149 Victoria Street (1890) and nos 153-9 Victoria Street (1923) are of primary significance

Other names

Market stores



Summary history

- | | |
|------|--|
| 1887 | Twelve single storey terraces at nos 83-5 to 127-9 Victoria Street constructed. |
| 1890 | Eight additional terraces (nos 133 to 149) and an amenities block were constructed. |
| 1905 | A small open market shed was constructed at the western end of the 1890 row of shops to complete the Victoria Street market frontage. |
| 1922 | A convenience block was built within the eastern end of the shed |
| 1923 | Four additional shops were built at nos 153-9 Victoria Street. This completed the construction of retail facilities along the entire frontage of Victoria Street from Elizabeth Street to Peel Street. |
| 1956 | Original verandahs removed |
| 1986 | Cast iron verandahs reconstructed to match the original standard Melbourne City Council designs, removed in 1956. |
| 1987 | All of the shops were refurbished. |
| 1992 | A pair of c.1874 wrought iron gates from the Melbourne Haymarket were installed in their present position between the Victorian rows. |

Photographs



Figure 1 Shops at nos 83-5 to 127-9 Victoria Street (1887) and nos. 133 to 149 (1890) viewed from the north-west.



Figure 2 Shops at nos 153-9 Victoria Street

Photographs



Figure 3 Gated access roadway (formerly Cobden Street) between nos 127-9 and 133 Victoria Street; shed A is visible at rear



Figure 4 Rear of former shops at nos 83-5 to 127-9 Victoria Street (1887)

Photographs



Figure 5 Modern conveniences at rear of no. 133 Victoria Street



Figure 6 Typical rear entry, former shops at nos 83-5 to 127-9 Victoria Street (1887) and nos. 133 to 149 (1890)

Photographs



Figure 7 Typical shopfronts,
nos. 133 to 149
Victoria Street (1890)



Figure 8 Shopfronts at nos
153-9 Victoria Street

Description

Planning and form

Constructed in three distinct rows (nos 83-85 to 127-129, nos 133 to 149 and nos 151 to 159), the Victoria Street shops define the entire northern edge of the Upper Market site. As with the Lower Market terraces, the shops step regularly down with the slope of the site to the east. Separated by a gated access road, the twelve shops located east of former Cobden Street were constructed in 1887 and were followed three years later by eight shops and an amenities block to the west.

The two earliest rows at nos 83-85 to 149 Victoria Street are essentially identical in their form and detail and consist of traditional single-storey, double-fronted shops. Nos 151 to 159 differ from the earlier rows but extend the uniform, single-storey streetscape. With the exception of nos 83-85, to the corner of Queen Street, and no. 159, to the corner of Peel Street, the shops address Victoria Street. They are unusual in their planning in that the single volume interior also opens directly onto the market sheds behind, via a wide doorway.

Construction and exterior

The Upper Market Victoria Street shops are of traditional load-bearing solid brick construction. With the exception of the end terraces and the 1920s group at the western end of the row, all are essentially the same in their general composition and detailing. The Victorian rows provide an address to the principal frontage of Victoria Street while the south elevation faces the busy market sheds behind. As such, both are treated as public elevations, whereas the side elevations are more utilitarian in their composition and detail. The 1920s row is more simply detailed.

North Elevation

The principal north elevation of each main row is typical in its general composition and Victorian detailing. The tuck-pointed face-brick row is divided vertically by projecting brick party walls which are expressed as pilasters along the facade. Each pilaster features a stop-chamfered detail created by profiled bricks and a rendered pedimented cap at parapet level. The façade is divided horizontally by a broad rendered cornice moulding below the parapet. The balustraded parapet features panels of rendered coin motifs and fielded rendered panels above each entrance.

Each double-fronted terrace contains a central splayed entrance with bluestone threshold and a pair of panelled timber-framed fully-glazed doors and fanlight. A carved transom above the door repeats the coin motif of the parapet. Timber-framed shopfronts feature semi-circular arched display windows divided by mullions styled as Corinthian columns. Carved timber insets between the window head and arch are an open design and provide natural ventilation to each shop.

The 1920s row at nos 151 to 159 is simpler in its form and detail. The face red brick façade is divided vertically into bays by brick pilasters and horizontally by a wide rendered band at lintel

level. The pilasters are repeated either side of the main entrance door to each tenancy which contains a pair of non-original timber-framed fully-glazed entrance doors and an original highlight. Each entrance is flanked by a pair of timber-framed fixed sash display windows with tripartite highlights.

With the exception of the 1920s row, the north elevation is screened by, largely non-original cast iron verandahs which were reconstructed in 1986 to match original standard Melbourne City Council designs, removed in 1956. The verandahs to the 1880s rows feature fluted Corinthian columns, frieze and brackets with tendril motifs and Melbourne City Council crests. Early aerial photographs suggest that a small section to the western end of the 1920s group survives from 1905 when A and B sheds were extended and a new verandah was constructed to the intersection of Peel and Victoria streets. This verandah features plain Corinthian columns with open trellis frieze and cast iron fleur-de-lis valance.

South Elevation

As mentioned, the south elevations of the 1880s rows are also treated as public faces of the building. Like the north elevation, the face brick south elevation is vertically divided into bays by projecting party walls. The party walls feature dressed bluestone corbels at the eaves line and rendered capping and the elevation is relieved by contrasting bichrome brick detail.

Each bay contains a wide central entrance flanked by a pair of window openings, all with segmented arch heads and cream brick dressings. Fenestration is regular and repetitive. Each entrance retains an original pair of timber-framed sliding doors with diagonally fixed V-jointed lining battens. These are screened by a pair of later timber-framed fully-glazed doors within the same opening. Window openings contain a single timber-framed casement sash window and solid timber panelled shutter. A recent retractable canvas awning screens each shop at eaves level.

East Elevation

The east elevation of the eastern 1880s row continues the general form and detail of the Victoria Street elevation. The splayed entrance addresses the north-east corner of the building and contains a pair of timber-framed fully glazed panelled doors and fanlight. A pair of timber-framed double-hung sash windows with segmented arch heads flanks the southern side of the entrance. The parapet is a simple continuation of the end wall and is finished by a rendered capping. The Victoria Street cast iron verandah returns along the east elevation.

In contrast, the east elevation of the western group of shops is devoid of detail and fenestration and is a simple continuation of the end wall to parapet level.

West Elevation

The west elevation of the eastern group of shops abuts the other side of the central roadway into the market. It's form and detail match the eastern wall of the western group of shops.

The west elevation of the 1920s row forms the Peel Street address of the building. Similarly detailed to match the north elevation, the west elevation contains a central entrance flanked by pilasters and a pair of timber-framed display windows with tripartite highlights. The cast iron verandah along Victoria Street returns to screen the western elevation.

Roof

Each 1880s shop is roofed independently with a parapeted slate-clad hipped roof form containing small louvered vent openings. The roof over the original amenities block contains a lead-clad and louvered roof lantern. Roofs are finished with timber fascias, ogee profile galvanised steel gutters and rectangular galvanised steel downpipes. Eaves soffits to the south elevation are finished with beaded timber lining boards. The 1920s row is roofed with a corrugated galvanised steel-clad gabled roof with raking parapets at either end.

Alterations to the exterior of the Victorian-era Upper Market Victoria Street shops have generally been associated with reconstruction of original elements and conservation of the building fabric. The verandah to the two nineteenth century rows was removed in the 1950s and reconstructed in 1986 and 1991. The 2003/2011 CMP suggests that the only original verandahs on the entire Victoria Street frontage of the Lower and Upper Market sites are those to nos 151 to 159. At the same time conservation works involved removal of paint from face brickwork, which subsequently pitted the bricks, repair and reconstruction of timber-framed shopfronts and doors, and reconstruction of some areas of failing brickwork.

The exterior of the 1920s shops have been altered by lowering sill levels of some original window openings in the north elevation, bricking in of one rear entrance (no. 157) and reconstruction of timber-framed doors and windows. The conversion of no. 153 to an amenities block has resulted in the window glazing to Victoria Street being back-painted and louvers replacing the original glazing in the south elevation.

Modern external lighting, canvas awnings, signage and service conduits have also been affixed to the building. The 2003/2011 CMOP notes that a pair of c.1874 wrought iron gates from the Melbourne Haymarket were installed in their present position between the 1880s rows of shops in 1992.

Interiors

Floors, Walls and Ceilings

Floors to the 1880s rows are traditional timber-framed construction with original timber tongue and groove flooring extant in some shops. Some timber floors have been replaced with concrete slabs or relined with various other materials such as particle board, structural plywood, brick, carpet and

vinyl finishes. Floors frequently retain typical Victorian profile moulded timber skirtings where original joinery is extant.

The 1920s row is floored with a concrete slab to the toilet block, which is finished with modern flooring, and traditional timber flooring to the shops which is variously intact or finished with vinyl tiles. The masonry walls throughout the building generally have a plastered and painted finish.

Ceilings throughout the buildings are lined with beaded timber lining boards with a paint finish. In the case of the 1880s building, the ceilings are flat and feature timber ceiling roses and cornices. With the exception of nos 157-159 which has a modern suspended ceiling, the 1920s ceilings are raked and finished with beaded timber lining boards, scotia cornices and exposed angle-iron trusses.

Doors & Windows

Internal doors are later interventions as the shops originally contained no partitions. These are typically limited to non-original toilet and storeroom doors.

Windows throughout the building are timber-framed and include fixed-sash shopfronts and display windows in the north elevation; double-hung sashes in the east elevation; casement and fixed sashes and metal louvred sashes in the south elevation; and fixed sashes in the west elevation.

Services

The shops do not contain any evidence of early heating or ventilation systems. The shops are lit variously by recent fluorescent, incandescent and halogen lighting. A number of the shops contain small sink units and no 133-135 has been more extensively fitted out with commercial kitchen equipment. Nos 149 (original amenities block), 151 and 153 have been refurbished and include recent sanitary plumbing and fixtures. Modern kitchen facilities have been installed in no 157-159.

Decoration

A detailed study has not been carried out to determine original colour schemes and there is no remaining visible evidence of an intact scheme. It is likely the shops were painted internally in a utilitarian manner in typical period colours.

Alterations and intactness

Exterior

Relatively recent conservation works have restored the two rows of Upper Market Victoria Street shops to their original form and detail, with the introduction of some non-original materials to match the extant intact fabric. Notwithstanding this, the 1880s exteriors are largely intact to their date of construction.

With the exception of minor alterations, the exterior of the 1920s shops is also largely intact to their date of construction. The exterior of the 1920s shops have been altered by lowering sill levels of some original window openings in the north elevation and reconstruction of timber-framed doors and windows.

The only original verandahs on the entire Victoria Street frontage of the Lower and Upper Market sites are those to Nos. 151 to 159.

Interior

Similarly, recent conservation and refurbishment of the shop interiors has variously altered the level of intactness. With the exception of floor finishes, the amenities blocks and interior of no 157-159, and introduced fabric which generally matches the extant original fabric, and the shops are substantially intact to their date of construction.

The 2003/2011 CMP notes that shop interiors were substantially refurbished in two phases in the 1980s and 1990s. Today, they survive with varying degrees of intactness. Alterations have generally been minor and include the reconstruction of damaged or missing elements; some replacement of flooring and floor finishes. Openings in a number of party walls have been created. The interior of both the 1880s and 1920s amenities blocks have been substantially altered by refurbishment.

Alterations can be summarised as follows:

No. 83-85	Concrete floor, former non-original opening to 87-89 blocked in
No. 87-89	Joinery units, modern timber flooring
No. 91-93	Joinery units, modern timber flooring
No. 95-97	Joinery units , concrete floor
No. 99-101	Particleboard flooring to part. Original timber flooring elsewhere.
No. 103-105	Opening in dividing wall to No. 107-109
No. 107-109	Opening in dividing wall to No. 103-105, extensive repairs to ceiling. Modern timber flooring.
No. 111-113	Joinery unit
No. 115-117	Opening in dividing wall to No. 119-121, particleboard flooring
No. 119-121	Opening in dividing wall to No. 115-117, particleboard flooring
No. 123-125	Opening in dividing wall to No. 127-129, carpet floor covering
No. 127-129	Opening in dividing wall to No. 127-129, carpet floor covering

Gated entry (formerly Cobden Street)

No. 133	Opening in dividing wall to No. 135, later partition walls, tile floor covering, original ceiling.
No. 135	Opening in dividing wall to No. 133, later partition walls, tile floor covering, commercial kitchen, non-original ceiling
No. 137	Tile floor covering
No. 139	Raised timber floor, joinery unit
No. 141	Raised timber floor, joinery unit
No. 143	Carpet over concrete floor
No. 145	The 2003/2011 CMP suggest that particleboard flooring is in place
No. 147	Laminate floor covering, joinery unit
No. 149	Total refurbishment as amenities block
No. 151	Total refurbishment as amenities block
No. 153	Total refurbishment as amenities block, partition walls constructed.
No. 155	Generally intact
No. 157-159	Total refurbishment, dividing wall removed between original shops, partition walls and commercial kitchen constructed.

Significance

The interior and exterior fabric of the 1887 shops at nos 83-5 to 127-9 Victoria Street are of primary significance.

The interior and exterior fabric of the 1890 shops at nos 133 to 149 Victoria Street are of primary significance.

The exterior fabric of the 1923 shops at nos 153-9 Victoria Street is of primary significance.

The interior fabric of the 1923 shops at nos 153-9 Victoria Street is of contributory significance.

The gate to Victoria Street between nos 127-129, and 133 Victoria Street is of primary significance.

The 1905 sections of the verandah to the intersection of Peel and Victoria Street is of primary significance. The reconstructed verandahs across the balance of the buildings are of contributory significance.

Significant elements

- The form and fabric of the terraces as seen from Peel and Victoria streets and from the sheds and laneways within the QVM site.

- Brickwork, render and other detailing to external walls are of primary significance.
- Original joinery, notably shopfronts and rear (southern) entries is of primary significance.
- Remnant interiors to the Victorian-era shops are of primary significance
- The consistent single-storey streetscape created by all three building programmes along the Victoria Street frontage
- The remnant interiors at 153-9 Victoria Street are of contributory significance

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

Externally, the Victoria Street shops contribute to one of the most extensive and substantially intact nineteenth century streetscapes in Melbourne and, as such, original form and fabric should be maintained. Albeit of a later construction date, the 1923 Victoria Street shops extend this important section of streetscape, and similarly their original form and fabric should be maintained.

The verandahs were reconstructed in the 1980s but aid in the interpretation of the group.

Preferred action

The Victorian shops (1887 and 1890) have been used for market-related retail functions since their construction, and as such where feasible should continue to be used for market and/or retail purposes.

With respect to the 1923 shops, it is preferable that they also remain in use as market related retail facilities and amenities. Additional commercial uses, or any other purpose which does not negatively impact on original fabric or presentation of the building, could be accommodated.

Adaption/ intervention

1887-91 Victoria Street Shops (83-149 Victoria Street)

The rear sliding doors along the south elevation are of particular interest and should be retained in working order. The glazed double doors and retractable canvas awnings to the south elevation are non-original and could be retained or removed as required. Signage along the southern elevation should be limited to an appropriate scale and design.

With the exception of nos 133, 135 and 149 (amenities block) the interiors of the shops are largely intact in form and fabric to their various dates of construction. The interiors were extensively conserved in 1986 and 1991 which also involved the installation of services and, in some cases, new flooring. Some adjoining shops have been connected by way of an opening between them. In the

case of nos 133, 135 and 149, more extensive kitchen and bathroom fit-outs have occurred and there is scope for further adaptation. Given the uniform nature of the rows, it is preferable, however, that further development reconstruct the interiors to their original form and finishes.

1923 Victoria Street Shops (151-155 Victoria Street)

It is understood that some alterations have been made to openings to improve the functionality of these buildings. Should a change in use occur, however, which does not require the present type of fenestration, then it is desirable that the openings be reconstructed in their original form and detail.

Vehicular damage to the overhanging verandah is constantly sustained at the corner of Peel Street due to the alignment of the overhang with the kerb. It would be desirable to continue negotiation with VicRoads over the present road alignment rather than remove the verandah.

Plan Form & Interior

The interiors of the shops are variously intact. Where the original form and fabric is largely intact (Nos 153 and 155), it is preferable that it be retained and conserved. In the case of nos 151, 157 and 159, there is greater scope for adaptation and refurbishment.

10 Sheds A, B, C, D & E

Date of construction

1878 with later additions and alterations

Level of significance

Primary

Other names

Fruit and vegetable market



Summary history

- | | |
|------|---|
| 1877 | Tenders for the construction of sheds A to E were accepted in October 1877. |
| 1878 | The sheds were completed for the opening of the Market. C Shed was the longest constructed, extending through to Peel Street. |
| 1891 | A narrower, free-standing extension to B Shed was undertaken |
| 1904 | Sheds A to E were extended to Queen Street |
| 1905 | Sheds A and B were extended to Peel Street and the present verandah and parapet were constructed. The earlier narrow extension to B shed was demolished at this time. Roofs to A to C sheds were extended over the roadways at the western end to provide additional protection to stall holders' horses. |
| 1922 | Sheds D and E were extended west to Peel Street over the former cemetery. The area was asphalted around this time. |
| 1977 | Sheds A to E were refurbished and continue to be operated by fruit and vegetable traders (A and B sheds) and general traders (C to E sheds). |

Photographs



Figure 1 Sheds A-C viewed from Queen Street



Figure 2 Sheds A-E viewed from Peel Street

Photographs



Figure 3 Verandah to Peel Street



Figure 4 Northern wall to Shed A

Photographs

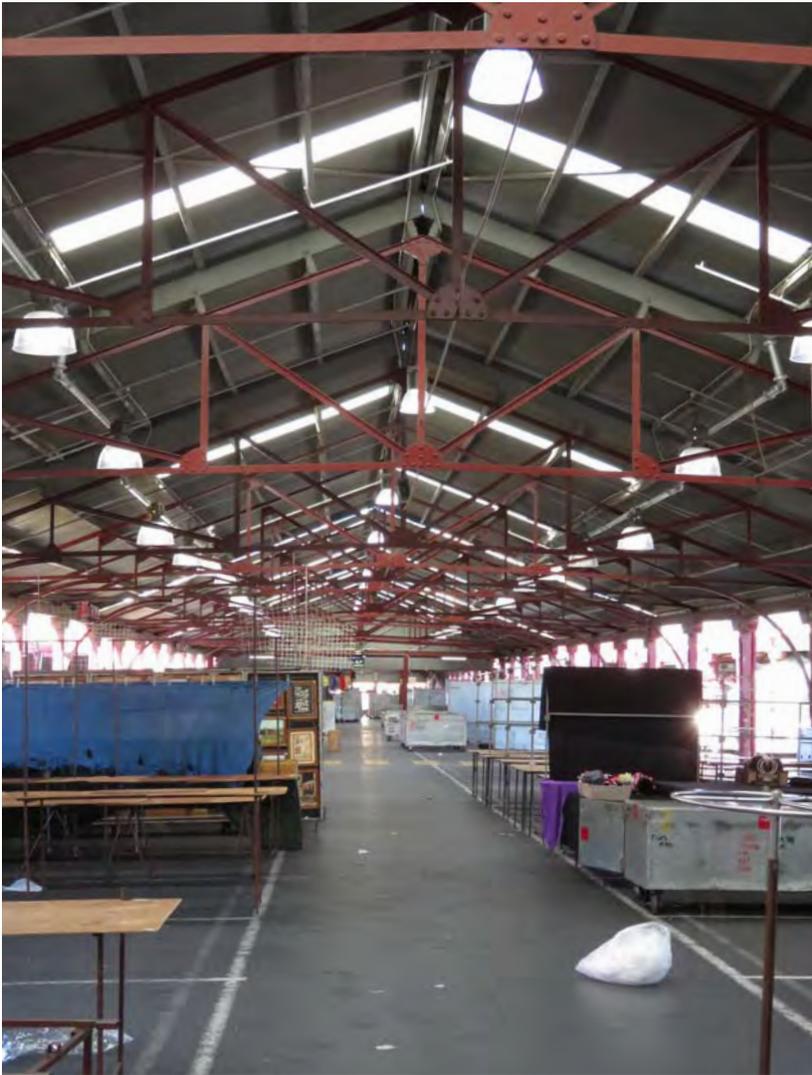


Figure 5 Interior Shed D



Figure 6 Truss detail shed D

Photographs



Figure 7 Column detail shed C

Description

Planning and form

As with those on the Lower Market site, sheds A, B, C, D and E are simply planned and constructed market buildings. Constructed parallel to one another and extending from Peel to Queen streets, the five long rectangular sheds are open on all sides. All sheds are 506 feet (154.3 metres) in length and 48 feet (14.65 metres) wide. Roadways between the sheds vary between 18 and 22 feet (5.5 and 6.7 metres) wide. The fall across the site is accommodated by a step in the shed every few bays. Initially divided by a north/south roadway through the centre of the sheds, the two separate sections of each shed were later linked by a roofed infill. This infill was later extended as a covered way linking all five sheds.

Later verandahs, connecting the sheds along the street frontages, extend from the rear of the Victoria Street shops to F Shed.

Within each shed, stall holders are arranged along the length of both sides and pedestrian access is from both ends via a centre aisle. The 18 feet (5.5 metre) centre aisle, or stillage, of each shed was originally raised above the surrounding floor level and edged with bluestone kerbing.

Construction and exterior

The sheds consist of a wrought iron-framed gable-ended roof supported by timber post and beam construction.

All timber framing members are hardwood and are finished with a simple stop-chamfered detail and bolted connections. Beams measuring 9 x 10 inches (220 x 305mm) bear on profiled timber shear head at the junction with each post. The large 9 x 9 inches (220 x 220mm) hardwood posts are spaced at approximately 17 feet (5.2m) centres. All posts bear on square bluestone bases which are set above the surrounding paving level.

The gabled roof is constructed of wrought iron triangulated trusses. Each truss is fabricated from of composite angle chord sections and rod web sections with bolted and threaded connections and riveted gusset plates. Hardwood purlins support modern corrugated galvanised steel roofing. A timber-framed corrugated fibreglass skylight has been installed in every second bay. Sheds are illuminated by modern pendent fixtures suspended from the truss bottom chords. Roofs are finished with non-original ogee profile steel gutters and galvanised steel downpipes.

Interiors

The shed floors are finished with modern asphalt.

Alterations and intactness

The sheds have been subject to a number of alterations which generally relate to extending their length, and their interconnection, rather than major alterations to their extant fabric or construction.

The present form of the sheds is the result of a continuous program of expansion and development of the Upper Market site from 1878 to 1923.

The original sheds were extended in a westerly direction as the various parcels of land flanking the site were granted to the market. Sequential development plans are included at the end of Chapter 2 in this report.

The 2003/2011 CMP provided the following development summary:

All five sheds initially consisted of two parts, divided by a roadway across the site. The northern half of C Shed was the longest constructed, extending through to Peel Street. This was followed by a narrower, free-standing extension to B Shed in 1891. In 1905 A and B were extended to Peel Street due to the relocation of the orderly room from the north-west corner of the site. Although B Shed had previously been extended, the earlier addition appears to have been replaced at this time.

The documentation for the works also suggests that the 4 western bays of C Shed were raised to accommodate the new Peel Street façade.

Physical investigation undertaken in the preparation of the current review suggests that no substantial changes were undertaken as part of these works. Rather, a simple eaves bracket was fitted allowing eaves to be created with the roof to be extended over. No changes to the early roof trusses or framing appear to have been undertaken.

The 2003/2011 CMO continues:

This work involved the construction of the present parapeted façade from the corner of Victoria Street, arched entrances over the roadways and Peel Street verandah. It also included timber picket fences and gates which operated on a vertical pulley system, which were subsequently removed. The plan also indicates that a smaller shed was constructed in the north-west corner of the site abutting the western end of the 1891 Victoria Street shops. Physical evidence suggests that the roof trusses of this shed were reused in the construction of the Victoria Street shops in 1923.

Drawings dated 1910 indicate that the pedimented parapets over the roadway entrances from Queen Street and the infill sections of verandah were constructed around this time. In 1913 the central roadway which divided each shed in half was partially covered over by a link to each shed. In 1922 D and E sheds were extended to Peel Street after the land occupied by the cemetery lodge was granted.

Minor alterations after this date have included the asphaltting of all areas in 1922-23; removal of stillages and timber picket fences and gates; the 1927 additions to the covered centreway, linking the five sheds; further extensions to the covered centreway link; alterations to post stirrups and bases in 1977 and the general refurbishment of all sheds in the 1990s, which included new lighting, services, re-roofing and construction of skylights, new rainwater goods and repainting.

Significance

Despite considerable additions and phases of refurbishment, the original form and fabric of sheds A-E remains reasonably intact to their 1878-1920s dates of construction. The sheds are emblematic of the historical and ongoing market use of the site and are central to its significance of the market. Sheds D and E fall within the area of the Old Melbourne Cemetery which is of archaeological significance. Archaeological controls apply for sub surface works.

Sheds A-E and the associated land are of primary significance.

Significant elements

- All of the early fabric of sheds A-E and the adjacent laneways are of primary significance.
- Land associated with the Old Melbourne Cemetery is of primary significance.
- Later elements such covered ways and extensions to the west and façade additions contribute to the significance of the sheds and are, likewise of primary significance.
- Modern elements such as the asphalt floors, light fitting, electrical outlets and conduits are of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

The distinctive planning and aesthetic of the sheds provides a notable spatial experience within QVM, operating in essentially the same way today as they did in 1878. The nineteenth century form and fabric of the sheds should be maintained. The operation of the stalls and their original internal arrangement regularly along either side of a central aisle is significant and should be maintained. The clear planning and impressive vistas along the central aisles are enhanced by their imposing length. In this regard, they differ from the Lower Market sheds which are much shorter. As such, they do not offer the same scope for rearrangement of internal planning as H & I sheds.

The sheds are further enhanced by the open laneways between them which have historically remained free of additional structures. No additional structures should be introduced into the open lanes at ground level and the lanes should not be permanently covered over. Any proposals which plan to address the desire for additional shelter in these areas should have regard for the strong spatial quality of this area. Retractable awnings as used on some of the sheds are an appropriate solution.

Preferred action

The desire for improved storage facilities within each stall has seen the introduction of semi-permanent storage and refrigerated units for A & B sheds. While this arrangement does not form part of the historic operation of the sheds, it nonetheless provides a suitable solution without permanent impact on the identified significance of the sheds. This notwithstanding, retention of traditional display methods is preferred and should be encouraged.

It is understood that vehicular damage to timber posts is an ongoing concern, however the wholesale replacement with steel posts or the protection of posts by steel bollards or sleeves is not a desirable outcome, either aesthetically, functionally or spatially. The existing program of replacement on a needs basis with posts to match the original, is the preferred option, given the low to medium risk. This risk has been suitably addressed by the restriction of vehicular access through the shed areas outside business hours, when the majority of damage to the posts is sustained. The present method of repairing post bases and providing post tie-down with concealed steel shoes and bolts is an appropriate solution to the damage caused by the steel brackets installed around post bases in the 1970s.

Adaption/ intervention

The City of Melbourne has established a solar power generating facility within the Upper Market site with solar panels fixed to the present roof cladding to the northern facing roof pitches of D and E sheds. While this does not impact physically on significant fabric, the panels are visible from some distant viewpoints. While not completely inconspicuous, the present method and location of installing inverters and output/control panels is acceptable. The installation of PV panels to the north facing pitches of the sheds B and C would, likewise, raise no substantial heritage issues. Given the opportunities for oblique views to shed A, the installation of PV panels on this shed is discouraged.

Future use

As five of the earliest market sheds on the site, A to E sheds are fundamental to the understanding of the overall complex and, as such, should continue to be used for market purposes, preferably for the trade of fruit and vegetables and associated products or general goods. Should alternative uses be proposed, the sheds should retain their open spatial quality. New uses should not negatively impact on original fabric or form.

11 Shed F

Date of construction

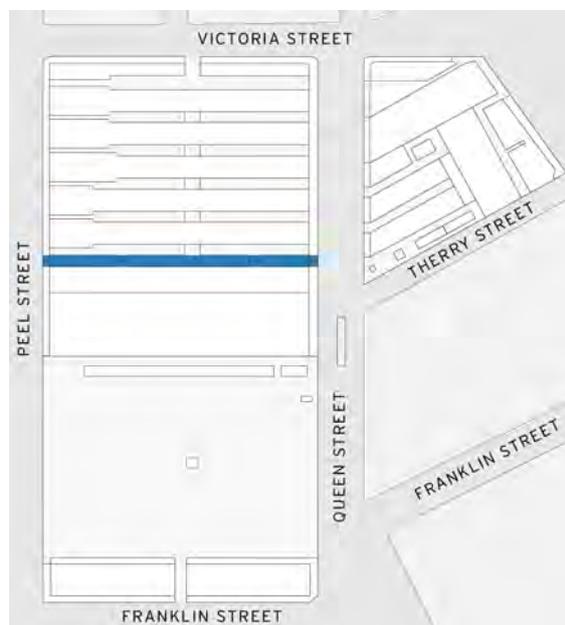
1878

Level of significance

Primary

Other names

None



Summary history

- | | |
|------|---|
| 1877 | Contract for construction awarded to Thomas Walker & Co, |
| 1878 | F Shed constructed incorporating the earlier north wall of the cemetery.
Shed used by fruit and vegetable stall-holders |
| 1890 | Dairy produce merchants commenced operation from F Shed |
| 1923 | South wall of F Shed was opened up in several places in 1923 to provide access through to K and L sheds constructed at this time. |
| 1990 | Remains of two young males recovered during the installation of a fire hydrant service in an alley within the F Shed area |

Photographs



Figure 1 F Shed from Queen Street



Figure 2 F Shed from Queen Street

Photographs



Figure 3 F Shed from E Shed

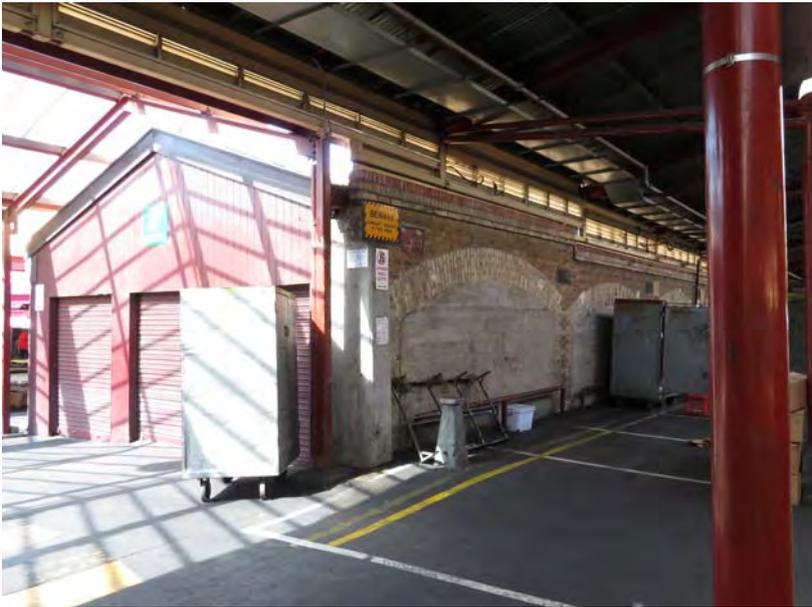


Figure 4 F Shed from J Shed

Photographs



Figure 5 F Shed interior

Description

Planning and form

Constructed along the southern boundary of the Upper Market site, F Shed was designed as a row of stores rather than a completely open shed.

The narrower F shed presents open bays to A-E sheds to its north. It was terminated at both ends by amenities blocks containing separate men's and women's conveniences. The amenities blocks were later altered to accommodate additional stalls when an addition was constructed at the western end extending the shed to Peel Street. The fall across the site is accommodated by a step in the shed every three bays. F shed was originally separated from K & L sheds to the south by an internal east-west roadway subsequently built over by J Shed.

Construction and exterior

With the exception of a solid brick wall along its southern elevation, F Shed has essentially the same form and construction detailing as the adjacent and parallel A - E sheds. The wall, which had separated the market from the cemetery, was incorporated into the design of the shed. As a consequence, F shed is a distinctive feature of the market site for its walled form incorporating unusually pale brown face bricks. The structural bays are defined by regular and repetitive blind segmental arches, which are highlighted by dichrome cream bricks. The top of the wall steps down the fall of the site and is finished with two cream brick header courses. Each bay incorporates a bluestone corbel designed to carry the roof truss.

Where the wall has been extended to accommodate the 1922 additions to the shed, it is constructed of red face brick and is articulated into bays by pilasters.

The original section of F Shed was approximately 458 feet (139.7 metres) in length and 25 feet (7.6 metres) wide and consisted of a wrought iron-framed gabled roof supported by timber post and beam construction. The shed was later extended to Peel Street, the eastern amenities block was removed, the western amenities block was partly demolished and converted into a stall and the length of the shed divided into four by the demolition of sections of brickwork. The Peel Street addition did not seek to extend the architectural expression of the earlier wall and was undertaken as a utilitarian red brick construction.

All timber framing members are hardwood and are finished with a simple stop-chamfered detail and bolted connections. Beams measuring 9 x 10 inches (220 x 305mm) bear on profiled timber shear heads at the junction with each post. The large 9 x 9 inches (220 x 220mm) hardwood posts are spaced at approximately 17 feet (5.2 metre) centres. All posts bear on square bluestone bases which are set above the surrounding paving level.

The opening between each post on the north elevation is infilled with a modern steel roller shutter and screened by a retractable canvas awning. The north elevation also contains steel-framed signage above each tenancy and recent service conduits.

Where bays of the shed have been removed to provide access, the ends have been rendered or clad with painted corrugated galvanised steel. The eastern elevation varies at Queen Street, however, with the end bay reconstructed with bricks and timber cladding where the former amenities block was removed. A polycarbonate-clad gabled roof covers the centre opening in the shed. The shed floors are variously finished with asphalt and raised floors with tiled or timber finishes.

Roof

The gabled roof is constructed of wrought-iron triangulated trusses. Each truss is made up of composite angles forming chord members and rod sections as web members with bolted and threaded connections and riveted gusset plates. Hardwood purlins support modern corrugated galvanised steel roofing. The stalls are illuminated by modern fixtures. The roof is finished with non-original ogee profile steel gutters and galvanised steel downpipes.

Interiors

While the interiors have been refurbished and roller shutters have been installed, the form and much of the fabric of the original stores survives. F Shed floors are finished with modern asphalt.

Alterations and intactness

As with D and E sheds, F Shed did not originally extend to Peel Street. In 1923, the shed was extended, at which time the amenities block at the western end was partially demolished and eight additional bays were constructed. Further alterations include the demolition of the amenities block at the eastern end of the shed; demolition of two bays near the centre to extend the centreway access; demolition of two separate single bays to provide further access to K & L sheds; re-roofing and replacement of rainwater goods; refurbishment of interiors of stalls; and installation of roller shutters to the north elevation. Despite considerable additions and phases of refurbishment, the original form and fabric of F Shed remains reasonably intact to its 1878-1920s dates of construction.

Internally, the floor plan of the originally open F shed has been considerably altered by two interventions. The first comprised the division of the single, long volume into self-contained bays by partition walls. Although the date of this work is unknown, physical evidence suggests that the work was carried out in the late nineteenth or early twentieth century. While this constitutes a relatively early alteration to the building, the condition and integrity of the original fabric has, in many places, been diminished. In addition, the removal of two bays in 1923 to provide access to the newly-constructed H and I sheds has diminished an appreciation of the original form of the shed.

Significance

Despite considerable additions and phases of refurbishment, the original form and fabric of F Shed remains reasonably intact to its 1878-1920s dates of construction. Shed F is of primary significance. Sheds F falls within the area of the Old Melbourne Cemetery which is of archaeological significance. Archaeological controls apply for sub surface works.

Shed F and the associated land are of primary significance.

Significant elements

- The early fabric of Shed F is of primary significance.
- The former north wall of the Old Melbourne Cemetery is of particular significance as are the surviving columns, roof trusses and framing of the shed.
- Land associated with the Old Melbourne Cemetery is of primary significance.
- Later elements such covered ways and extensions to the west and façade additions contribute to the significance of the sheds and are, likewise of primary significance.
- Internal fabric dating from the original construction is of contributory significance.
- Modern elements such as the asphalt floors, light fitting, electrical outlets and conduits and internal elements are of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

Incorporating the earlier north wall of the Old Melbourne Cemetery, F Shed forms a distinctive screening device between the market and the adjacent burial ground. It is one of the earliest market structures and the nineteenth century form and fabric of F Shed should be maintained. While the overall appearance of the structure has been altered generally by the provision of three roadways across the width of the building, and the north elevation has been altered with the installation of steel roller shutters and canvas awnings, the south elevation remains virtually unchanged.

F shed is further enhanced by the open laneway to its north which has historically remained free of additional structures. No additional permanent structures should be introduced into the open laneway and the lane should not be permanently covered over. Any proposals which plan to address the desire for additional shelter in these areas should have regard for the strong spatial quality of this area. Retractable awnings as used on some sheds are an appropriate solution.

Preferred action

It is recommended that no additional roadways or openings be made across the structure.

Adaption/ intervention

As one of the earliest market sheds on the site, F Shed is fundamental to the understanding of the overall complex and, as such, should continue to be used for market purposes, preferably for the trade of fruit and vegetables and associated products or general goods. Should alternative uses be proposed, the shed should retain its open spatial quality. New uses should not negatively impact on original fabric or form.

It is noted that the size of the individual tenancies is often inadequate for current functional trading requirements. Given that the shed was not originally divided into bays, it is feasible that these partitions be removed as required. If, however, the partitions are retained, then the original linings, where extant, should be retained and conserved.

Should alternative uses or major refurbishment be proposed, the shed could revert to its original open arrangement by the careful removal of the internal partitions. New uses should not negatively impact on original fabric or form.

Given the opportunities for oblique views to shed F, the installation of PV panels on this shed is discouraged.

12 J Shed

Date of construction

1992

Level of significance

Little or no significance

Other names

None



Summary history

- 1978 An earlier shed on Therry St, also known as J Shed, was demolished
- 1992 New J Shed was built in 1992. It is the most recent addition to the market shed structures. It was opened by the Lord Mayor, Cr Des Clark 29 October 1992. It was constructed over a pre-existing internal roadway.
- 1991 Archaeological investigations undertaken to investigate burials remaining under the car park prior to the construction of J Shed. Approximately 50 burial locations were identified in the vicinity of the shed.

Photographs



Figure 1 Shed J viewed from Queen Street



Figure 2 Shed J viewed from Peel Street

Photographs



Figure 3 Remnant of cemetery wall

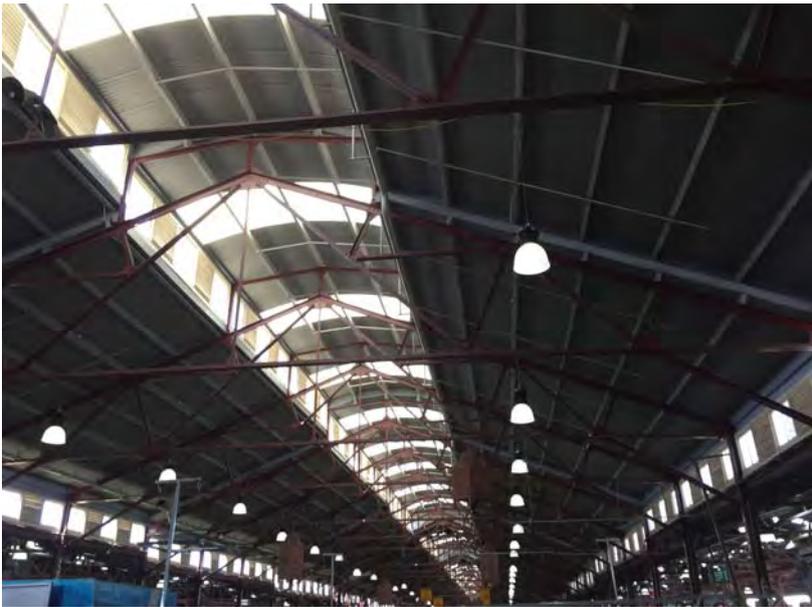


Figure 4 Roof detail

Description

Planning and form

Constructed in 1992, the new J Shed is the most recent of the market structures. Like the majority of sheds, J Shed is open on all sides with the exception of the north elevation, which is bounded by the wall of F Shed - originally the northern boundary wall of the cemetery. It provides an open market shed with a centre aisle flanked by 2 rows of stall holders.

Construction and exterior

Regularly spaced tubular RHS columns bear on chamfered square bluestone bases and support a symmetrical gable-ended steel-framed roof structure. Where the shed overhang meets the alignment of the F Shed wall, bays of powder-coated steel louvres enclose the space.

Each end of the shed extends over the footpath with a verandah which reflects the historic verandah forms surrounding it. The structure is lit by modern lumieres suspended from the steel roof framing. Fire services are also suspended from the roof structure. The floor is surfaced with asphalt.

Roof

The columns support a symmetrical pin jointed roof frame. Constructed of steel sections, a triangular truss spans the centre aisle and overhangs the side aisles. This main roof form is clad with corrugated galvanised steel.

Interiors

Shed floors are finished in asphalt.

Condition and integrity

Shed J is intact to its 1990s date of construction.

Significance

As a modern structure constructed in 1992, J shed is of little or no significance to the identified heritage values of QVM. However, J Shed falls within the area of the Old Melbourne Cemetery which is of archaeological significance. Archaeological controls apply for sub surface works.

Significant elements

- The form and fabric of Shed J is of little or no significance.
- Land associated with the Old Melbourne Cemetery is of primary significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

The fabric of Shed J can be altered, adapted or removed as required.

Adaption/ intervention

While there are no heritage constraints on the fabric, future use, adaptation or demolition of this structure new works should have regard to potential impacts on views to and the context of structures of greater significance. The installation of PV panels on the north-facing roof pitch of J Shed would raise no heritage issues.

There is some potential for the construction of new enclosed volumes within J shed, such as cool rooms or other storage areas, as may be required.

13 Sheds K & L

Date of construction

1923

Level of significance

Contributory

Other names

None



Summary history

- 1923 K and L sheds constructed in 1923 to provide an area for the wholesale selling of fruit and vegetables.
- 1982 K & L sheds refurbished and reopened in December 1982
- 1994 K & L sheds' walkways opened. New stalls in the walkways named after N & O sheds which were demolished in 1986.

Photographs



Figure 1 K&L Sheds from Queen Street

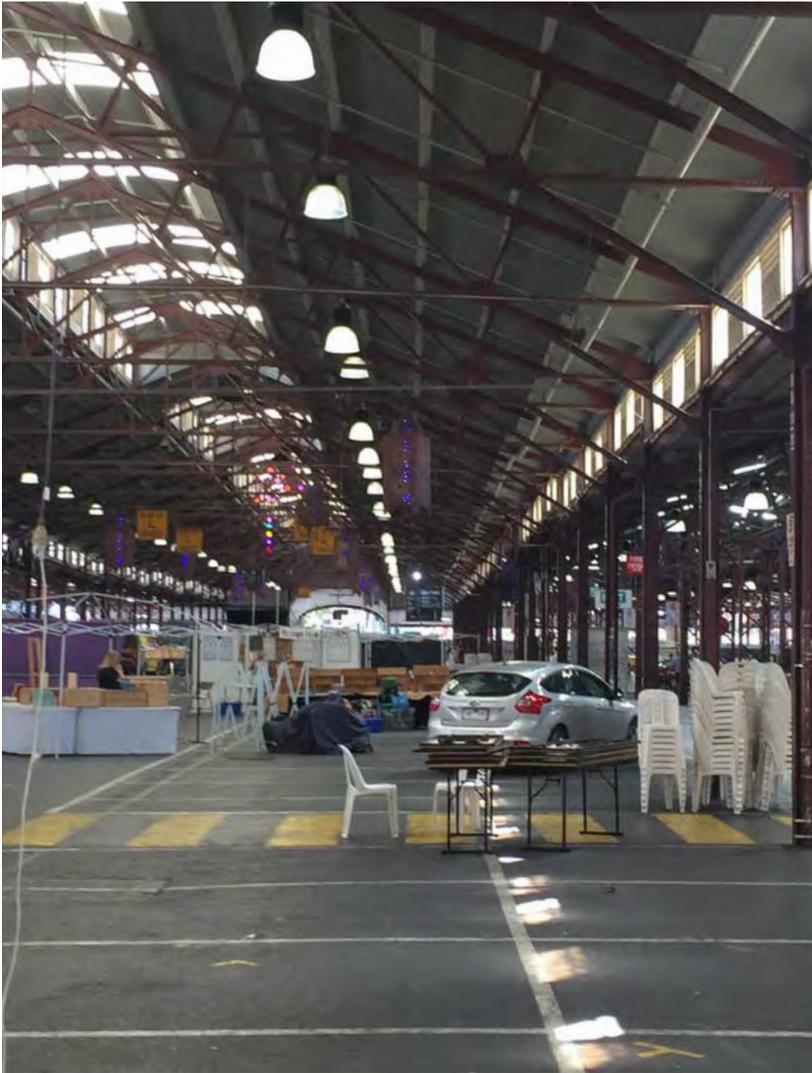


Figure 2 Interior showing lantern at left and clerestory windows at right

Photographs



Figure 3 Peel Street entry



Figure 4 K&L sheds from Peel Street

Photographs



Figure 5 Sheds K & L on market day

Description

Planning and form

K & L sheds comprise a double shed structure, constructed in 1923 to provide an area for the wholesale selling of fruit and vegetables. Parallel with the other Upper Market sheds, it extends from Queen to Peel Streets. K & L sheds were originally separated from F Shed by an internal east-west roadway subsequently built over by J Shed. It differs in its overall form from the other sheds though the planning is essentially the same. Like the other market sheds, K & L sheds were divided across their length by a central roadway which ran north-south through the upper market site. This was initially unroofed was eventually covered over around 1927 when the roadway through sheds A-E was roofed.

The structure is arranged with a central trussed roof spanning a wide shed area. The design of the sheds accommodates two rows of back-to-back retail spaces along its centre. These are flanked by pedestrian aisles which are each flanked by an additional rows of retail spaces. These areas are each covered by a secondary shed roof, which is cantilevered from a central row of columns. This arrangement enables easier manoeuvring of vehicles with reduced potential for damage.

Construction and exterior

Broadly speaking, K & L sheds adopt a basilica form with a tall central volume flanked by two spaces of lower height. The difference in height provides an opportunities for natural light to reach the centre of the building through clerestory windows.

Sheds K & L are constructed of steel framing. The central bay is 56 feet 8 inch (17 metre) wide. It is supported by equally spaced I-section columns at 16 feet 9 inch (5.1 metre) centres along the length of the building. Regular bays of clerestory windows are fixed between the columns directly below the eaves line. These provide an alternating arrangement of timber-framed multi-paned and louvred sashes.

The central bay is flanked by a pair of secondary spaces, each 37 feet (11.3 metres) wide. These sheds are lower in height than the main range and adopt a different structural arrangement. In this area, smaller triangular roof trusses supported by composite vertical trusses. These are spaced to match the structural grid of the main shed. The vertical trusses comprise paired channel-sections with angle-section cross members. The junction of the vertical trusses with the roof trusses incorporates curved angle-sections. At both Queen and Peel Streets, the shed is screened by a non-original wide steel, framed skillion verandah with central vaulted section. The verandah is constructed to a standard City of Melbourne design supported on cast iron Corinthian columns with an open trellis verandah beam.

The floor area between the rows of columns was originally raised higher than the surrounding floor incorporating raised concrete kerbs to create a raised walkway. A small remnant section of the walkway exists at the western end of K Shed. The floor is finished with asphalt.

Modern light fittings, fire services and a public address system are suspended from the roof trusses.

Roof

The principle roof adopts a gable-ended form with a roof lantern, with a convex curved roof extending almost the full length of the ridge. Each structural bay of the roof lantern contains alternating timber-framed multi-paned and louvred sashes, mirroring those below the eaves.

The principle roof is flanked by the gabled secondary roof forms which are set down so that their ridge line is level with the eaves line of the main. All roofs are framed with triangulated steel trusses constructed of angle-section members which are connected with riveted gusset and joint plates and bolted connections to the columns. All roof forms and gable ends are clad with corrugated galvanised steel roofing.

Roof drainage is via galvanised steel quad profile eaves gutters and box gutters between the ranges. Gutters feed into galvanised steel downpipes aligned with the column layout.

Alterations and Intactness

Few alterations have been carried out to the original fabric of K & L Shed. Its overall form has been added to with infill roofing over the centre roadway and the construction of verandahs over the Peel and Queen Street footpaths. Other works include general conservation and maintenance carried out during the 1970s phase of works to the Queen Victoria Market and more recent re-roofing with corrugated galvanised steel.

Interiors

Floors are finished in modern asphalt.

Alterations and intactness

With the exception of the roofing over the centre roadway, the later verandahs, non-original roofing and rainwater goods, and paint finish K & L Shed is intact to its 1923 date of construction.

Significance

Despite considerable additions and phases of refurbishment, the original form and fabric of sheds K & L remains reasonably intact to their 1920s date of construction. The sheds are emblematic of the historical and ongoing use of the site and are central to its significance of the market. K & L Sheds also fall within the area of the Old Melbourne Cemetery which is of archaeological significance. Archaeological controls apply for sub surface works.

Sheds K & L and the associated land are of primary significance.

Significant elements

- All of the early fabric of K & L sheds is of primary significance.

- Land associated with the Old Melbourne Cemetery is of primary significance.
- Later elements such covered ways and extensions to the west and façade additions contribute to the significance of the sheds and are, likewise of primary significance.
- Modern elements such as the asphalt floors, light fitting, electrical outlets and conduits are of little or no significance.
- The modern roof cladding is of no individual significance but aids in the interpretation of the earlier appearance of the sheds.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

The distinctive planning and aesthetic of the 1920s sheds extends the fundamental spatial experience of the market, albeit in an interpreted manner, which was updated to accommodate changing trading practices. It is preferable that the 1920s form and fabric of the sheds be maintained. The operation of the regularly arranged stalls in their original layout is significant and should also be maintained.

Some decorative elements of the cast iron verandahs are either damaged or missing and should preferably be reconstructed. These are generally limited to the decorative valences and trellis beams to either end of the sheds. With the exception of the non-original roof cladding, the gabled roof form and roof lantern are intact and should be maintained.

The remnant stillage located at the western end of L Shed is the only remaining fabric which is demonstrative of the accepted practice of constructing raised platforms in the market sheds. It is identified as an element of contributory significance and should preferably be maintained. It is at risk from vehicular damage due to its low scale and should be protected by the installation of removable bollards.

Adaption/ intervention

Some limited potential for the construction of enclosed structures within K & L sheds exists, provided these are limited in number, modest in scale, can be relatively easily removed or reversed, and do not interrupt the overall open spatial quality of the volume.

Future use

While the function of K & L sheds has changed from the trading in fruit and vegetables to the trading in general merchandise, its continuous use has been for market purposes. It is preferable

that this function be retained, however the more recent use of the space for night Hawker's Markets is appropriate.

Should alternative uses be proposed, the use should preferably retain the shed's open spatial quality and should not negatively impact on original fabric or form.

14 Shed M (includes Market Espresso)

Date of construction

1936

Level of significance

Contributory

Other names

Flower stalls, bean alley



Summary history

- 1936 M Shed was constructed alongside K&L sheds for pea and bean merchants. The development also included two larger, cantilevered sheds which were demolished in 1986. Today only M Shed remains.
- 1992 John Batman's memorial moved from the bank of the Yarra River to the Queen Street site next to M Shed (refer car park datasheet for more detail).
- 2010 Market Espresso constructed.
- 2012 Archaeological investigations undertaken in connection with a proposed sewer line adjacent to M Shed identified three burials which were retained in situ.

Photographs



Figure 1 Shed M from the east with Market Espresso in the foreground



Figure 2 Individual tenancies, Shed M



Figure 3 South elevation, Shed M

Photographs



Figure 4 Interior fit-out, Shed M



Figure 5 Market Espresso

Description

Planning and form

M Shed is an open market shed constructed parallel to the other sheds on the Upper Market site. The shed originally formed part of the group known as M, N & O sheds, which consisted of two larger sheds (N & O) and the smaller M Shed to the north, linked by a central covered roadway. The two southern sheds were demolished in 1986 to make way for additional car parking within the market site and only M Shed remains. It is shorter in length than A-K sheds, reflecting its construction between the former merchant stores which were previously sited along Queen and Peel streets.

Construction and exterior

Framing

In terms of its scale, M Shed is a relatively modest structure. It is divided into structural bays by regularly spaced steel columns on reinforced concrete pad footings. Columns extend upwards to support roof trusses. Steel bollards and barriers have been constructed between the columns in some instances. The shed steps down regularly to follow the gradient of the site. The floor of each section consists of a reinforced concrete slab raised above the surrounding asphalt paving level.

A variety of light fittings and services suspended from the shed roof includes enamelled steel pendant lights, modern fluorescent lights, early wiring and recent fire services. Modern signage is fixed beneath the covered roadway.

Roof

The columns support a gable-ended trussed roof which is constructed of steel angle members connected by riveted gusset plates. Trusses extend past the supports to form an eaves overhang. The eaves are finished with timber fascias and galvanised steel quad gutters. Downpipes consist of original galvanised steel sections and later PVC sections. The trusses support steel angle-section purlins and corrugated galvanised steel roofing.

Interiors

Shed floors are of concrete.

Condition and integrity

M Shed is essentially intact to its date of construction. The broadest change to M Shed was the removal of the adjoining covered roadway and N & O sheds. Other minor alterations include some non-original fittings, signage, roofing and rainwater goods. Individual tenants now operate from sealed containers.

Significance

Shed M is substantially intact to its 1936 date of construction and survives as a remnant of the substantial redevelopment of the market during the 1930s. Shed M falls within the area of the Old Melbourne Cemetery which is of archaeological significance. Archaeological controls apply for sub surface works. Market Espresso was constructed c. 2010 and makes no contribution to the identified heritage values of the site.

Significant elements

- Shed M is of contributory significance.
- Land associated with the Old Melbourne Cemetery is of primary significance.
- Modern elements such as the fitouts, asphalt floors, light fitting, electrical outlets and conduits are of little or no significance.
- Market espresso is of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

Utilitarian in nature, M Shed nevertheless is of historical significance and extends the traditional planning and spatial experience of the market. Physically, it is largely intact to its 1936 date of construction. While its legibility has been reduced by the demolition of the associated N & O sheds recent refurbishment has ensured its future use as a dedicated florists' area. It is preferable that the 1930s form and fabric of the shed be maintained.

Adaption/ intervention

Should alternative uses for the retained shed be proposed, the use should preferably retain the shed's open spatial quality and should not negatively impact on original fabric or form.

15 Franklin Street stores

Date of construction

1930

Level of significance

Contributory

Other names

Market Square



Summary history

- 1930 The Franklin Street stores were constructed. They consisted of sixty brick stores, constructed around a secure central courtyard known as the Market Square. The square was fenced at either end, with ornamental gates to Queen and Peel streets.
- c. 1975 The northern row of the Franklin Street stores was demolished when vehicle parking commenced in this section of the site.
- 1990 In 1990, most of the southern portion of the market site was asphalted for use as a car park.
- 1999 Investigation undertaken in conjunction with a proposal to demolish the remaining Franklin Street stores identified five shallow children's burials. The burials were recorded and refilled and demolition of the remaining stores was ultimately not carried out.

Photographs



Figure 1 Franklin Street stores, western block viewed from the car park



Figure 2 Franklin Street stores



Figure 3 Franklin Street stores, entry from Franklin Street

Photographs



Figure 4 Franklin Street stores, verandah

Description

Planning and form

Originally part of a much larger complex, the Franklin Street stores are the only remaining buildings of the former wholesale fruit market constructed on the Upper Market site in 1930. The buildings were originally mirrored by a row on the northern side of a large square known as Market Square. The square was contained by a high brick wall and entrance gates on both the eastern and western ends, remnants of which are still visible. The southern row of stores were designed to be accessed from both Franklin Street and the Market Square while those to the north were accessed from the square and from an internal roadway which is still reflected externally in the vehicular access from both sides.

The current buildings consist of twenty single-storey stores. These take the form of two mirror-image rows of 10 single-storey stores, separated by a central roadway providing access from Franklin Street. Each building contains eight equally sized stores, which are flanked on the Peel and Queen Street ends by a ninth store divided into two smaller tenancies. The general fall of the site from west to east is accommodated by a step in the buildings every three stores.

A steel-framed cantilevered verandah awning extends along each row, separating utilitarian face brickwork below the verandah from the rendered parapet above. The Franklin Street awning is clad with steel fascia panels which feature small fielded sections. It is detailed to match the awning over the Dairy Produce Hall entrance. At each step in the north elevation the awning is surmounted by a non-original light fitting. The elevation is articulated into bays by ornate pilasters and steps in the parapet with each bay containing one store. The pilasters are designed to contain an integral rainwater head and downpipe and are capped by a simply moulded cornice.

At ground level of both elevations, each store is accessed via a pair of timber-framed and lined double doors. These are flanked by a pair of large steel-framed multi-paned windows containing fixed and operable sashes with wired glazing.

Above the verandah awning on the south elevation each bay is surmounted by a stepped parapet containing a fielded panel and finished by a rendered capping. Each parapet is fenestrated by three bays of steel-framed multi-paned fixed sash windows.

Above the verandah awning on the north elevation each bay contains regular and repetitive fenestration consisting of four window openings which have variously been filled in or altered by the removal of louvred windows and the installation of air conditioning units or steel security grilles. The windows are surmounted by a fielded panel which once contained painted signage of the proprietor of each store. The whole store is surmounted by a simple stepped parapet finished with a squared rendered capping.

East & west elevations

The east and west (Queen & Peel street) elevations reflect the general composition of the north and south elevations but are generally more utilitarian in their detail. The Franklin Street awning

returns around the corner to screen each elevation which is face brick below the awning and rendered above.

Each elevation is divided into two double-fronted tenancies beneath the awning by pilasters, however only the most northern pilaster contains a rain head and downpipe. The straight parapet is simply finished with a rendered capping and pair of fielded panels. Below the awning level each bay originally contained a central double door opening flanked by a steel-framed multi-paned fixed and hopper sash window. The northern end of both elevations extends to the original rendered brick wall and gate opening however the original wrought iron gates have been removed.

Roof

Each store is roofed by a parapeted gabled roof form with ridge vent. It is understood that the roof is of steel-framed king-post trussed construction which spans between brick party walls extending beyond the gutter line. The trusses are constructed of angle-section with riveted gusset plates and support timber purlins. Fixed above the purlin level are T & G V-jointed lining boards, bitumastic felt and corrugated asbestos cement roof cladding. In some cases the roof has been reclad with corrugated galvanised steel cladding. The roof drains to galvanised iron box gutters.

The cantilevered awnings are steel-framed and the members bear the name Dorman Long & Co., Middlesborough, England. They are roofed with corrugated galvanised steel which drains back to a box gutter at the junction with the elevation. As mentioned the awnings are finished with decorative steel fascias.

Construction and exterior

The Franklin Street stores are of traditional load-bearing solid brick construction. With the exception of minor differences in the end tenancies, all are essentially the same in their general composition and detailing. The south elevations of the two rows address the principal frontage of Franklin Street and the north elevation once faced the busy market square behind. As such, both are treated as public elevations, whereas the side elevations are more utilitarian in their composition and detail.

North & south elevations

The north and south elevations are essentially the same in their composition and detailing however the south, or Franklin Street, elevation forms the main façade to the stores and, as such, is slightly more elaborate in its parapet detail.

A steel-framed cantilevered verandah awning screens each row, dividing the utilitarian face brickwork below from the rendered parapet above. The awning is clad with steel fascia panels which feature small fielded sections and the Franklin Street awning is detailed to match the awning over the Dairy Produce Hall entrance. At each step in the north elevation the awning is surmounted by a non-original light fitting. Of single-storey form, each double-fronted store is reflected in the vertical division of the elevation into bays by ornate pilasters and the stepped

parapet form. The pilasters are designed to contain an integral rainwater head and downpipe and are capped by a simply moulded cornice.

At ground level of both elevations, each store is accessed via a pair of timber-framed and lined double doors. These are flanked by a pair of large steel-framed multi-paned windows containing fixed and operable sashes with wired glazing.

Above the verandah awning on the south elevation each bay is surmounted by a stepped parapet containing a fielded panel and finished by a rendered capping. Each parapet is fenestrated by three bays of steel-framed multi-paned fixed sash windows.

Above the verandah awning on the north elevation each bay contains regular and repetitive fenestration consisting of four window openings which have variously been filled in or altered by the removal of louvred windows and the installation of air conditioning units or steel security grilles. The windows are surmounted by a fielded panel which once contained painted signage of the proprietor of each store. The whole store is surmounted by a simple stepped parapet finished with a squared rendered capping.

East & west elevations

The eastern and western (Queen & Peel street) elevations reflect the general composition of the north and south elevations but are generally more utilitarian in their detail. The Franklin Street awning returns around the corner to screen each elevation which is face brick below the awning and rendered above.

Each elevation is divided into two double-fronted tenancies beneath the awning by pilasters, however only the most northern pilaster contains a rain head and downpipe. The straight parapet is simply finished with a rendered capping and pair of fielded panels. Below the awning level each bay originally contained a central double door opening flanked by a steel-framed multi-paned fixed and hopper sash window. The northern end of both elevations extends to the original rendered brick wall and gate opening however the original wrought iron gates have been removed.

Roof

Each store is roofed by a parapeted gabled roof form with ridge vent. The roof is of steel-framed king-post trussed construction which spans between brick party walls extending beyond the gutter line. The trusses are constructed of angle-section with riveted gusset plates and support timber purlins. Fixed above the purlin level are T & G V-jointed lining boards, bitumastic felt and corrugated asbestos cement roof cladding. In some cases the roof has been reclad with corrugated galvanised steel cladding. The roof drains to galvanised iron box gutters.

The cantilevered awnings are steel-framed and the members bear the name Dorman Long & Co., Middlesborough, England. They are roofed with corrugated galvanised steel which drains back to

a box gutter at the junction with the elevation. As mentioned the awnings are finished with decorative steel fascias.

Interiors

No internal access to the Franklin Street Stores has been available as part of the current review. The 2003/2011 CMP provided a comprehensive assessment of the building interiors. This is reproduced below. It is understood that no substantial changes have occurred in recent years.

Floors, Walls and Ceilings

All stores retain their original reinforced concrete floor slabs with natural concrete finish with the exception of nos. 160, 162, 172, 180 and 182 which have been refurbished and is now floored with recent quarry tiles and carpet. The floor slabs in each of the 16 larger stores are stepped across the bay to form a central roadway and raised platform either side, and each roadway slopes down from Franklin Street towards the north. The floor in each smaller tenancy is level. The main dividing walls of each store are painted brickwork with engaged piers. Where later rooms have been constructed within individual stores, the timber or steel framing is variously finished with hardboard or plasterboard linings.

With the exception of the refurbished tenancies, the stores contain raking ceilings which are lined with original T & G V-jointed lining boards fixed above timber purlins.

Doors & Windows

The original timber-framed ledged and braced doors are lined with V-jointed boards and contain a smaller access door within the bracing. Some of the doors have been variously replaced with later timber doors or steel-framed roller shutters or relined. No. 172 Franklin Street has modern aluminium-framed glazed double entry doors.

Original windows are steel-framed multi-paned fixed and hopper sash windows with wired glazing. Above the awning level, the original bays of highlight openings in the south elevation contained fixed sash windows, which are now generally overpainted. Original window openings in the north elevation contained steel-framed operable louvred windows.

Services

The interior fit out of each store was the responsibility of each tenant and so services vary. Stores generally contain non-original lighting and electrical fittings and some plumbing fixtures.

Decoration

There are no decorative schemes of any note. Stores are finished in a utilitarian manner.

Alterations & Intactness

Alterations to the interiors are generally superficial with the construction of timber or steel-framed offices and mezzanine storage and the installation of mechanical plant. In some cases, more substantial alterations have been made with the levelling of floors, construction of dividing walls and amenities.

Internal alterations and intactness can be summarised as follows:

East Row

No. 160 Altered originally as MCC parking meter collection office. Now houses market maintenance and engineering department. Altered Queen Street openings, suspended ceilings, timber-framed partitions, brick safe

No. 162 As above. Concrete floor levelled also

No. 164 Generally intact. Opening into No. 166

No. 166 Generally intact. Opening into No. 164 and small timber-framed office

No. 168 Generally intact but damaged by fire

No. 170 Generally intact

No. 172 Altered as wholesale outlet of general goods. Altered Franklin Street openings, suspended ceilings, timber-framed partitions, levelled floor

No. 174 Generally intact. Telephone exchange main frame installed

No. 176 Generally intact

West Row

No. 180 Altered to accommodate market contract cleaning company. Altered Franklin Street openings, suspended ceilings, timber-framed partitions, levelled floors, amenities

No. 182 As above

No. 184 Generally intact with small mezzanine over opening

No. 186 Generally intact with small timber-framed office

No. 188 Generally intact

No. 190 Generally intact with small mezzanine over opening

No. 192 Generally intact with small mezzanine over opening

No. 194 Generally intact but divided by timber-framed partition

No. 196 Generally intact with opening between stores

Alterations and intactness

With the exception of alterations to openings, doors and windows, small amounts of reroofing, and some overpainting the exteriors of the Franklin Street stores are largely intact. The majority of the interiors are substantially intact with superficial alterations, others such as nos 160, 162, 172, 180 and 182 have been more substantially altered. Overall, the stores are substantially intact to their 1930 date of construction.

The exteriors of the Franklin Street stores have undergone very little change since their construction in 1930. Minor alterations generally relate to the infilling of windows and doors, overpainting of glazing to all highlight windows, installation of services, removal of original lights and some reroofing.

External alterations and intactness can be summarised as follows:

East Row

- No. 160 Altered originally as MCC parking meter collection office. Altered Queen and Franklin Street openings. Market elevation –bricked in doorway
- No. 162 Franklin Street - steel roller shutter. Market elevation –bricked in doorway
- No. 164 Franklin Street - bricked in doorway
- No. 166 Generally intact. Market elevation – steel roller shutter and bricked in windows.
- No. 168 Generally intact. Market elevation – steel roller shutter and bricked in windows
- No. 170 Generally intact, bricked in doorway to Franklin Street. Market elevation – steel roller shutter.
- No. 172 Roller door to Franklin Street. Market elevation – steel roller shutter and altered windows
- No. 174 Franklin Street - bricked in doorway with new single door. Market elevation – bricked in window opening.
- No. 176 Franklin Street - bricked in doorways. Market elevation – bricked in window opening

West Row

- No. 180 Generally intact. Market elevation – bricked in door openings
- No. 182 Generally intact. Market elevation – bricked in window openings
- No. 184 Generally intact
- No. 186 Franklin Street - bricked in doorway with new single door
- No. 188 Franklin Street - steel roller shutter. Market elevation – bricked in window openings
- No. 190 Generally intact
- No. 192 Generally intact
- No. 194 Generally intact
- No. 196 Franklin, Peel and market elevations - Altered openings - bricked in doorways and later roller shutters

Significance

The Franklin Street stores survive as the most substantial remnant of the development of the southern sections of the Upper Market in the 1930s. The only other remnant is M Shed (1936). They form the visible face of the market as viewed from the south. While substantial demolition and the consequential loss of the Market Square have diminished an appreciation of the early role of the stores, they remain legible as early elements and are of contributory significance.

Notwithstanding some altered openings, the Franklin Street stores are largely intact externally to their 1930s date of construction. The stores are of historical, social and some aesthetic significance and extend the understanding of the twentieth century market operations. As such, they should be retained and conserved. The Franklin Street stores fall within the area of the Old Melbourne Cemetery which is of archaeological significance. Archaeological controls apply for sub surface works.

Significant elements

- Land associated with the Old Melbourne Cemetery is of primary significance.
- The building envelopes and fabric of the stores as viewed from local vantage points are of contributory significance.
- The Franklin Street elevation, notably its upper façade detailing and awning are of particular note.
- The north elevation is of a lower order of contributory significance.
- Extant 1930s internal fabric is of contributory significance. This excludes raised floors mezzanines floors, partition walls, bathrooms, kitchens and other modern fitouts which are of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of the is CMP.

Essential action

None

Preferred action

Future development should preferably retain the contributory Franklin Street stores to the extent of their original form, although some modifications to enable a new use may be acceptable. It is also preferred that the Franklin Street stores remain a working part of the market, or have a use which supports the market use, and allows the buildings to remain connected with the market both visually and functionally.

A number of relatively minor alterations and accretions have been made to the buildings which should preferably be removed and the original details and form reconstructed. Changes include removal of

some original timber-framed doors and steel-framed windows; bricking in of some openings to the south elevation; a number of steel roller shutters replace original timber framed doors on the north elevation; and air-conditioning units have been installed within windows on the south elevation. While the changes have often been functional, a number appear to be redundant today and the presentation of the buildings would be improved by their removal. Overpainted original windows should be cleaned and restored.

The adaptation of no. 172 for retail use has resulted in an unsympathetic aluminium shop front within the existing opening. It would be desirable to reconstruct the timber joinery to the original detail.

Where PVC downpipes have been introduced, they should preferably be replaced with galvanised steel to match the original. The cantilevered awning and steel fascias vary in condition, due to sustained vehicular damage and corrosion due to inadequate drainage. The drainage should be improved and awnings and fascias repaired to match existing original joinery.

With the exception of minor alterations such as small timber or steel-framed mezzanines or offices within some stores, the plan form and interior fabric of each building is generally intact and should be maintained.

In the case of nos 160-162, 172, 180 and 182 interior fit-outs have been more comprehensive and have resulted in the levelling of floors, suspended ceilings and kitchen or bathroom installations. Given the level of significance and degree of alteration in these spaces, there is further scope for adaptation and refurbishment within the overall form of the space.

Internally, defunct services should preferably be rationalised and/or removed.

Adaption/ intervention

Exterior

The north elevation of the stores offers the greatest opportunity for change, including for potential connection with new development in this area of the Upper Market. The elevation could be modified to enable a new use or adaptation, although the regular rhythm of building bays and the awning to the building length, should be retained.

Use

Assessed as being of contributory significance, the stores could be adapted for other uses if desired. It is desirable that adaptive reuse retain the 1930s form and fabric of the buildings.

16 Upper Market car park site

(includes former Garbage Transfer Station and John Batman Memorial)

Date of construction

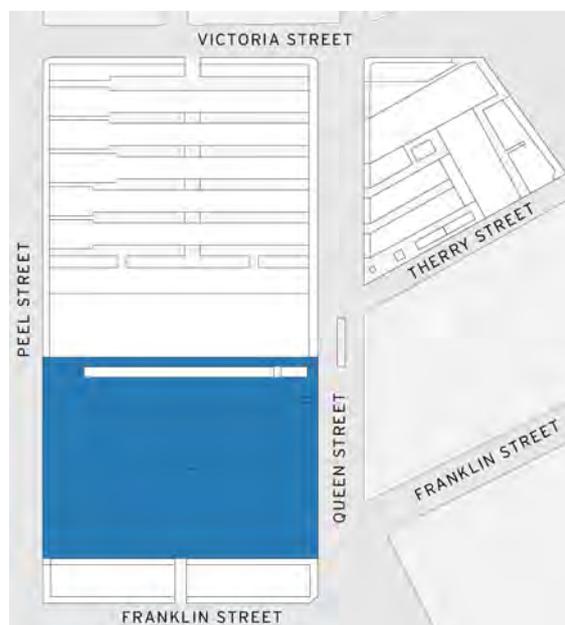
From 1922

Level of significance

Primary

Other names

Old Melbourne Cemetery
John Batman Memorial
Former Garbage Transfer station



Summary history

- 1837 Ten acres of land bounded by Peel, Fulton, Queen and Franklin streets set aside as a cemetery. The first interments were conducted there in the same year.
- 1881 John Batman memorial constructed in the Old Melbourne Cemetery.
- 1922 Cemetery de-registered and the monument moved to the north bank of the Yarra at Swan Street Bridge.
- c. 1930 Garbage transfer station and Franklin Street stores, constructed as part of the QVM development of this section of the site.
- c. 1975 Northern row of the Franklin Street stores demolished to allow public parking in this section of the site.
- 1986 N & O sheds demolished to make way for additional car parking.
- 1990 Most of the southern portion of the market site asphalted for use as a car park.
- 1991 Archaeological investigations undertaken to investigate burials remaining under the car park prior to the construction of J Shed. Approximately 50 burial locations were identified.

Photographs



Figure 1 Upper Market car park

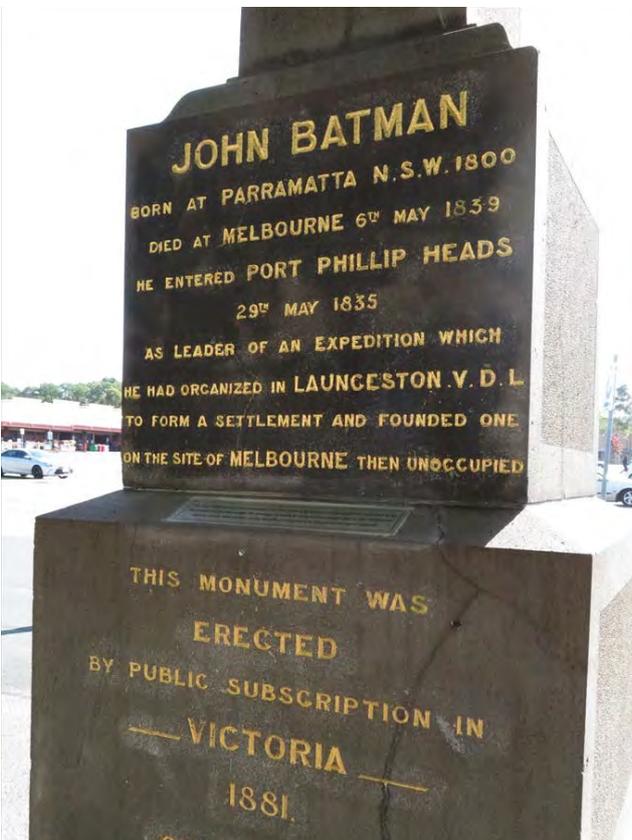


Figure 2 John Batman memorial detail

Photographs



Figure 3 John Batman memorial



Figure 4 Former Garbage Transfer Station

1992	John Batman's memorial moved from the bank of the Yarra River to Queen Street on the eastern edge of the car park.
To present	Further/ongoing archaeological investigations.

Description

Planning and form

The car park is located on the site of the Old Melbourne Cemetery. The history of the cemetery is addressed in greater detail in Chapter 2, and Appendix B to this report.

The current car park comprises a level area of asphalt paving with associated entry gates and lighting. It is largely undeveloped apart from the John Batman Memorial and former Garbage Transfer Station. These structures are discussed below.

John Batman Memorial

The memorial was constructed in 1881 by public subscription in order to formally mark John Batman's burial site in the Old Melbourne Cemetery. The obelisk was later relocated to the banks of the Yarra River but was reinstalled at the market site in its present position in 1992. The obelisk and plinth are constructed of bluestone.

Each corner of the plinth is marked with a low octagonal bollard which forms a post to two iron rails which surround the structure. The eastern face bears the following gilded inscription.

JOHN BATMAN
 BORN AT PARAMATTA N.S.W. 1800
 DIED AT MELBOURNE 6TH MAY 1939
 HE ENTERED PORT PHILLIP HEADS
 29TH MAY 1835
 AS LEADER OF AN EXPEDITION WHICH
 HE HAD ORGANISED IN LAUNCESTON V.D.L.
 TO FORM A SETTLEMENT AND FOUNDED ONE
 ON THE SITE OF MELBOURNE THEN UNOCCUPIED
 THIS MONUMENT WAS
 ERECTED
 BY PUBLIC SUBSCRIPTION IN
 -VICTORIA-
 1881
 CIRCUMSPICE

A corrective plaque was added when the memorial was moved back to this site from the Yarra River. This incorporated an apology 'for the wrong beliefs of the past'. An asphalted area around the memorial is surrounded by standard City of Melbourne cast iron bollards to prevent vehicle impacts.

Former garbage transfer station

The former transfer station is a modest masonry shed, located in the centre of the Upper Market car park site. It is a remnant of substantial market development undertaken in c. 1930. The building is now used as an electrical switch room.

The former garbage transfer station is constructed of face red brick, some of which is rendered and/or overpainted. The gable-ended roof is clad in corrugated galvanised steel and finished with timber battens to the narrow eaves overhang, timber fascias and galvanised steel ogee profile gutters. The gable ends are infilled with corrugated galvanised steel.

Each elevation contains steel-framed multi-paned sash windows with bull-nosed brick sills and rendered concrete lintels. Both the north and south elevations contain timber-framed single doors clad with tongue and groove lining boards and surmounted by timber-framed highlights.

Former garbage transfer station

While access to the interior has not been available as part of the current review, the 2003/2011 CMP noted that the 'utilitarian structure is simply finished with concrete floor, bluestone thresholds, rendered walls and tongue and groove timber ceiling linings'.

Alterations and intactness

The car parking area is generally in good condition. The former garbage transfer station survives as remnant of a 1930 development which predates the use of the area for car parking. It is a utilitarian building which is incongruous with its current surroundings. The John Batman Memorial is an important element which survives in good, restored condition. Its role within the car park is not well explained.

The former cemetery has an estimated 6,500 to 9,000 burials, some of which are located at relatively shallow levels below the ground surface. It is an area of very high heritage sensitivity.

Significance

Car park

While the car park occupies a site or space which has been part of the market for a considerable period, the form and fabric of the car park is not of heritage significance. However, the car park is constructed within the area of the Old Melbourne Cemetery which is of archaeological significance.

Archaeological controls apply for sub surface works. The site of the former cemetery is of primary significance.

Former garbage transfer station

Notwithstanding its relocation to Swan Street and subsequent reconstruction in its present location, the memorial is intact to its 1881 date of construction. Its relationship with its original site within the cemetery has been substantially restored. It is an important memorial to Melbourne's founder and is of primary significance.

Former garbage transfer station

The former Garbage Transfer Station is a rudimentary structure in degraded condition. Its early role and use are no longer evident and it contributes little to the identified heritage values of the site.

Significant elements

- The site of the Old Melbourne Cemetery is of primary significance
- The John Batman Memorial is of primary significance
- The form and fabric of the car park, including the asphalt surface, lighting poles and other infrastructure are of little or no significance.
- The former Garbage Transfer Station is of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP, and the specific policy on archaeology at Section 6.6 of the report.

Essential action

Any sub-surface and below ground works to the site of the Old Melbourne Cemetery, should be undertaken in compliance with the requirements of the *Heritage Act 1995*, the *Aboriginal Heritage Act 2006* and other relevant statutes.

The principal objective of management of the former cemetery site is to not disturb human remains, primarily as a measure of respect, but also to avoid the loss of information about burial locations and practices. In the event of archaeological work being required, only highly qualified and experienced practitioners should be engaged.

The John Batman Memorial has been identified as being of primary historical significance in its own right. The memorial to Batman, who was buried in the Old Melbourne Cemetery, was constructed in 1881. The memorial should be retained and conserved as a marker of his association with the site, as

a marker of the former cemetery use and as a historic artefact, although its location within the Upper Market site may be altered.

Preferred action

While further relocation of the John Batman Memorial is not anticipated, this could be countenanced as part of the future redevelopment of the car park environs provided a suitable relationship with its original site continues to be maintained.

Despite the physical proximity of the memorial to its original cemetery site, the nature of that relationship is unclear to market patrons. An understanding of the memorial could be improved by interpretative material.

Adaption/ intervention

Further development of the car park site will be constrained by the archaeological requirements of the Old Melbourne Cemetery. Potential development on this site is also addressed in Chapter 6.

The former garbage transfer station could be demolished or altered as required.

The car park area provides some opportunities for the installation of PV panels on poles or lightweight frames. Associated inverters, controllers and the like could be incorporated into the former Garbage Transfer Station or the Franklin Street Stores.

17 Queen Street (includes amenities block)

Date of construction

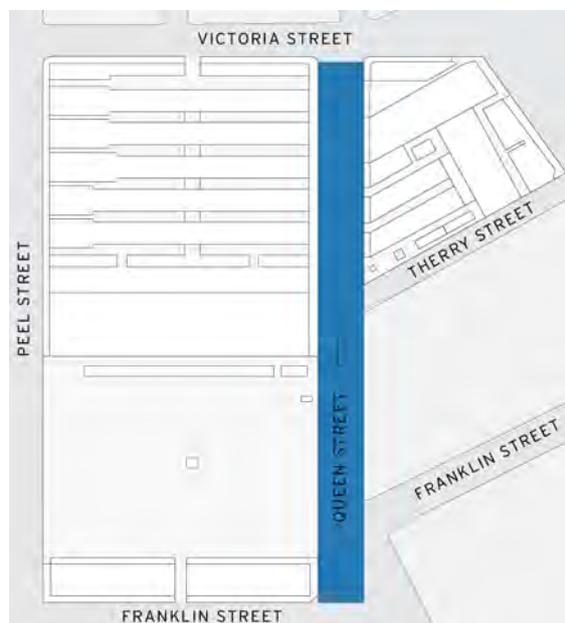
Not applicable

Level of significance

Contributory: Queen Street
Little or no: Amenities block

Other names

None



Summary history

- 1837 Queens Street laid out as part of the original Hoddle Grid.
- 1922/3 The Queen Street amenities building was constructed as combined conveniences, dump, weighbridge office and pit.
- 1992 Council approved the permanent Sunday closure of Queen Street, between Therry St and Victoria St
- 1993 Queen St median works (Franklin St to Therry St) commenced, which allowed for the installation of a tourist bus parking zone, and the installation of a traffic barrier near the Queen Street toilets. Refurbishment completed in the following year.
- c. 1990s The building was substantially refurbished, at which time an addition was made at either end. The weighbridge office was converted to the main airlock.
- c. 2000 Queen Street between Therry and Victoria streets landscaped to include small sections of median strip planted with Plane trees (*Platanus x acerifolia*).

Photographs



Figure 1 Queen Street on Market day



Figure 2 Queen Street amenities block from the north

Photographs



Figure 3 Queen Street amenities block

Description

Planning and form

Although not always under the control of the Melbourne City Council, Queen Street has formed an essential part of the market for a substantial part of its history, particularly after the closure of the cemetery in the 1920s. It divides the market site in two and the northern end has become an essential link on busy market days as traders spill into the area. The portion of the street between Therry and Victoria streets is landscaped and includes small sections of median strip planted with Plane trees (*Platanus x acerifolia*). The Queen Street amenities block (1922/3) is located in the centre of Queen Street, just south of the intersection with Therry Street. It is a long, utilitarian brick building of one storey in height.

Construction and exterior

Queen Street is open to one-way traffic only from the Franklin Street roundabout to Victoria Street and is divided by a raised median strip planted with street trees. The wearing surface is of bitumen.

The utilitarian single-storey red face brick amenities building adopts a long rectangular plan form. The timber-framed gable-ended roof terminates at either end of the original building with a simple raking parapet and is clad with corrugated galvanised steel. The red brick addition at each end terminates with a butterfly profile parapet wall which screens the pitched roof.

The amenities building is accessed via a large non-original opening on each of the eastern and western elevations which are secured by steel roller shutter doors. The openings are flanked on both sides by regularly-spaced original timber-framed fixed hopper sash windows, which are replicated in the addition at the southern end. The addition at the northern end of the building contains automatic teller machines mounted within reinforced concrete panels. The entire building is screened by a non-original steel-framed cantilevered awning.

Interiors

The internal areas of the amenities block are of face brick with no notable detailing.

Alterations and intactness

The amenities building was constructed in 1922/23 as combined conveniences, dump, weighbridge office and pit. The building originally contained men's and women's public conveniences divided by the weighbridge office. The building was substantially refurbished, at which time an addition was made at either end and the weighbridge office was converted to the main airlock. The building remains in use as public amenities and also contains automatic teller facilities. The Queen Street and the amenities block is in good if somewhat altered condition.

Significance

In addition to its practical role as breakout space for market activities, Queen Street has traditionally provided a link between the two distinct market sites and plays a role in the layout and order of market buildings. It also provides a means of understanding the development of the site in different phases. It is an element of contributory significance. The much-altered amenities building is of little or no significance.

Significant elements

- Queen Street plan form and layout are of contributory significance.
- Modern details such as kerbs median or modern landscape elements are of little or no significance.
- The amenities building is of little or no significance.

Policy

The following recommendations are to be read in conjunction with the general policies provided at Chapter 6 of this CMP.

Essential action

None

Preferred action

With the exception of the former weighbridge in front of C Shed (demolished) and the 1922 amenities block at the Therry Street intersection, the area has historically remained free of structures. Queen Street should retain this historic use as a thoroughfare and loading area, while accommodating part-time market use.

Adaption/ intervention

Changes in boundaries in Queen Street over recent decades, involving the acquisition of the eastern half of the street, has provided an opportunity for open air market activity between Therry and Victoria Streets on Sundays, when the street is closed to through traffic. While this is an appropriate part-time arrangement, the street remains a necessary loading and unloading area on market days and provides for through traffic the rest of the time. This continues the traditional use of the area and brings activity through the site on non-market days. In the event that, further structures are required to facilitate these uses, they should preferably be limited in number and of a retractable design and scale which will not detract from the structures of primary significance surrounding them.

The Queen Street amenities block can be retained or demolished as required. However any future replacement building should have regard for the context of and views to buildings and structures of greater significance in the area.