

Addendum City of Yarra LGBTIQA+ Heritage Study

Part 2: Heritage review and assessment

Prepared for Yarra City Council

September 2026

GML HERITAGE

To:	Yarra City Council
From:	Chairim Byun and Mark Huntersmith, GML Heritage Pty Ltd (GML)
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Our Ref:	3200B
Subject:	City of Yarra LGBTIQA+ Heritage Study: Significance reassessment addendum

1 Introduction

Following the introduction of the new Victorian Local Heritage Guidelines in May 2026, GML was engaged to prepare a memorandum to document the reassessment of the heritage significance of the six individual places (3 new HOs recommended, 3 existing HOs) previously assessed in the City of Yarra LGBTIQA+ Heritage Study Part 2: Heritage review and assessment (2025) in light of the new Guidelines. Its purpose is to determine whether the findings of the original assessments remain supportable when the revised criteria and threshold tests are applied, and to identify any consequential amendments required to the citations and statements of significance.

The original 2025 methodology is largely in line with the new Guidelines in terms of the use of thematic environmental history and comparative and intactness/integrity analysis and assessment against heritage criteria. The 2026 reassessment builds on the research, place histories, physical descriptions and comparative analyses undertaken as part of the 2025 study. The reassessment confirms, refines or alters the criteria previously found to be satisfied, without necessarily changing the overall conclusion that a place is of local heritage significance.

This memorandum is intended to operate as an addendum to the City of Yarra LGBTIQA+ Heritage Study Parts 1 & 2 reports and should be read in conjunction. It does not replace the historical research, physical analysis or broader findings of the original study. Any updated citations and statements of significance prepared through this reassessment should supersede the corresponding versions included in the 2025 study.

2 Summary of findings

In summary, the review found the following.

Original assessment (2024)	Reassessment under the new guidelines	Recommended action
The Laird O'Cockpen Hotel at 149 Gipps Street, Abbotsford had been assessed as being of local historical, aesthetic and social significance, to the City of Yarra. (Criteria A, E, G)	The Laird O'Cockpen Hotel is considered to satisfy Criteria A, D and G. Criterion E is not considered to be satisfied following application of the two-step assessment tests.	• Prepare an updated statement of significance for inclusion as an attachment to this addendum, prior to the planning scheme amendment. • Supersede the 2025 statement of significance.
The Sir Robert Peel Hotel at 46 Peel Street, Collingwood is of local historical, representative and social significance, and to the City of Yarra. (Criteria A, D, G)	The Sir Robert Peel Hotel is considered to satisfy Criteria A, D and G.	• No change is required.
The Morning Star Hotel (former) at 176 Hoddle Street, Abbotsford is of local historical and representative significance, to the City of Yarra. (Criteria A, D)	The Morning Star Hotel is considered to satisfy Criterion A.	• Prepare an updated statement of significance for inclusion as an attachment to this addendum, prior to the planning scheme amendment. • Supersede the 2025 statement of significance.
The Glasshouse Hotel, at 47–51 Gipps Street, Collingwood is significance of local historical and representative significance, to the City of Yarra. (Criteria A, D)	The Glasshouse Hotel is considered to satisfy Criteria A and D.	• No change is required.
Naughton's Hotel (former) (later Citizens Park Hotel and DT's) at 164 Church Street, Richmond is of local historical, representative and social significance to the City of Yarra. (Criteria A, D, G)	Naughton's Hotel is considered to satisfy Criteria A, D and G.	• No change is required.
21 Smith Street, Fitzroy (3CR Community Radio) is of local historical and social significance, to the City of Yarra. (Criteria A, G)	3CR Community Radio is considered to satisfy Criteria A and G.	• No change is required.

3 Detailed assessments under the new Guidelines

3.1 The Laird O'Cockpen Hotel (The Laird) 149 Gipps Street, Abbotsford

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

The Laird O'Cockpen Hotel in Abbotsford has a clear association with the early development of the City of Yarra. It is directly related to the Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Originally built by 1870 and rebuilt in 1889, the Laird Hotel remains as an early and intact nineteenth century hotel in Abbotsford that remains in operation to this day.

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed hotels such as the Laird were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly working-class areas where housing was cramped, providing venues for local residents to meet and socialise. The rebuilding of the original pre-1870s Laird O'Cockpen Hotel in 1888 demonstrates its success and importance to the local community. This is further evidenced by its purchase in 1907 by Carlton and United Brewery who took over the operation of many successful hotels at this time.

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The Laird O'Cockpen Hotel remains operational as a hotel/pub to this day spanning a period of 156 years. The 1889 built form of the hotel, which displays typical characteristics of nineteenth-century hotel building, remains largely intact with few changes visible to its principal facades. This clearly evidences the building's original and ongoing use.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The Laird O'Cockpen Hotel remains clearly legible in the streetscape as a nineteenth-century hotel. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its Victorian free classical style detailing.

Test A4 is met.

A5 *The association of the place with an important* ***event, phase, period, process, function, movement, custom or way of life*** *can be understood better than most other places with substantially the same historical association.*

The Laird O'Cockpen Hotel's association with the nineteenth-century development of Abbotsford can be better appreciated than most other similar places with the same association. From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. As the Laird O'Cockpen Hotel remains largely intact to its 1889 built form and is still in use it can be better understood as an early hotel in Abbotsford.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the Laird O'Cockpen Hotel is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

B1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

B2 *There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous nineteenth-century hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

C1 *The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The Laird O'Cockpen Hotel does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The Laird O'Cockpen Hotel building remains legible as a nineteenth-century hotel and is distinctive in the streetscape. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its Victorian free classical style detailing which combines classical architectural motifs with face brick walls (now overpainted).

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

The Laird O'Cockpen Hotel is a finely executed and intact example of a c1889 hotel built to a design by prominent architect Sydney Smith. The building displays a sophisticated application of classical architectural motifs combined with face brick walls, which was an unusual combination of materials at the time of construction. The use of face brick (usually red bricks) gained popularity from c1890 but was most frequently used after 1900. In this way the Laird O'Cockpen Hotel exhibits the principal characteristics of its typology (nineteenth-century hotel) in a manner which is better than most extant examples. It also acts as a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs overlaid with design influences from the Art Nouveau and Arts and Crafts movements.

Test D4 is met.

As Test D1, D2, D3 and D4 are met, the Laird O'Cockpen Hotel is unlikely to meet Criterion D.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

While the Laird O'Cockpen Hotel does exhibit the principal characteristics of its class in a way that allows the class to be easily understood and appreciated better than most other similar places in the local area, the building does not display any particularly special compositional qualities. In addition, unlike many hotels positioned on major thoroughfares, it is located on a

more discreet neighbourhood corner which, while prominent in the streetscape, does not afford it a landmark presence within the local area.

Although a fine and intact example of work by prominent architect Sydney Smith, it has not been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion B

F1 *The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

The Laird O'Cockpen Hotel remains legible as a typical nineteenth-century hotel. It does not, however, exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

G1 *The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

The Laird opened in 1980 as a gay pub and continues that purpose today. It retains an established reputation within the LGBTIQA+ community as Melbourne's premier gay male venue.

- *Its association with a collective human loss, trauma or triumph.*

The Laird has also played a significant role in fundraising initiatives for the gay community over many years, notably supporting community responses to HIV/AIDS, and continues these initiatives today. It is believed that the ashes of several people who have died are hidden in the walls and buried under the tree in the hotel yard (Queer-ways 2022). Brett Lasham spoke to this rumour:

> *Because back in the day guys families had disowned them for whatever reasons, just for being gay or having the virus, then their mates would simply bring them to The Laird (Queer-ways 2022).*

Test G1 is met.

G2 *The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

'The Laird' opened in the Laird O'Cockpen Hotel building in 1980 as a gay pub and continues as an important meeting place for gay men, in Yarra and broader Melbourne, for an almost 46 year period. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage.

Test G2 is met.

Step 2 Threshold test for Criterion G

G3 *There is evidence that the present-day community or cultural group's attachment to the place:*

- *has existed for a* ***length of time*** *over which the connection to the place has endured.*

'The Laird' opened in 1980 as a gay pub and continues as an important meeting place for gay men, in Yarra and broader Melbourne, for an almost 46-year period.

- *involves a strong or special association that goes beyond amenity or aesthetic enjoyment.*

The venue established a strong identity as a 'masculine' hotel and has forged strong connections and associations with local clubs within Melbourne's bear, leather and fetish scenes, and now also openly welcomes same-sex attracted cisgender and trans males. This was emphasised by long-standing patrons of The Laird in interviews as part of the Queer-way projects, who spoke of The Laird as a safe space where they no longer felt threatened. Brett Lasham, current lessee of The Laird (since 2007), noted in his interview that he considers the business to be 'caretakers' of The Laird community, emphasising 'it's not just business, it's community'. Significantly, it is rumoured that the ashes of several people who have died are hidden in the walls and buried under the tree in the hotel yard (Queer-ways 2022).

- *is important to its sense of identity with a common cause, belief or practice.*

In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, solidifying The Laird as a longstanding place for gay men to gather and freely express their sexuality. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage.

Test G3 is met.

As tests G1, G2 and G3 are met, the Laird O'Cockpen Hotel is likely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

H1 *There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the Laird O'Cockpen Hotel has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While 'The Laird' has operated as a dedicated gay men's bar since 1980 and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least this time.

Test H1 is not met.

As Test H1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion H.

3.2 The Sir Robert Peel Hotel (The Peel) 46 Peel Street, Collingwood

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

The Sir Robert Peel Hotel in Collingwood has a clear association with the early development of the City of Yarra. It is directly related to the Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Originally built by 1858 the hotel was rebuilt some time before 1899. The hotel was demolished and rebuilt again in 1912 to a design by architects Sydney Smith & Ogg. This building remains intact and in operation as a licensed venue to this day.

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed Hotels such as the Peel were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly working-class areas where housing was cramped, providing venues for local residents to meet and socialise. The rebuilding of the original hotel building between 1858 and 1899 and again in 1912 demonstrates its success and importance to the local community. This is further evidenced by the hotel's purchase in 1889 by Carlton and United Brewery who took over the operation of many successful hotels at this time.

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The Peel Hotel remains operational as a hotel/pub to this day, spanning a period of 168 years. The 1912 built form of the hotel displays typical characteristics of early twentieth century hotel buildings particularly those by the influential architects Sydney Smith & Ogg who designed numerous hotels across Melbourne at this time. It remains largely intact with few changes visible to its principal facades. This clearly evidences the building's original and ongoing use.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The Peel Hotel remains clearly legible in the streetscape as an early twentieth-century hotel. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its Federation free classical style detailing which includes a prominent octagonal corner tower with cupola.

Test A4 is met.

A5 *The association of the place with an important* ***event, phase, period, process, function, movement, custom or way of life*** *can be understood better than most other places with substantially the same historical association.*

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. Being rebuilt in 1912 by Carlton and United Brewery to a design by prominent Melbourne architects Sydney Smith & Ogg, who were responsible for many hotels rebuilt at this time, the Peel evidences this important period of development and consolidation of hotels across Yarra which saw many hotels either significantly altered or rebuilt with a large number being closed. Being highly intact to its 1912 built form, the Peel demonstrates this period of hotel rejuvenation better than most, displaying signature detailing used by Smith & Ogg including symmetrically arranged facades that centre on a diagonal axis. Classical detailing and motifs also include a prominent octagonal corner tower with cupola.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the Sir Robert Peel hotel is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

B1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

B2 *There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous nineteenth and early twentieth century hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the Sir Robert Peel Hotel is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

C1 *The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*

- *not well understood or available from other sources.*

The Sir Robert Peel Hotel does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the Sir Robert Peel Hotel is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The former Sir Robert Peel Hotel building remains legible as an early twentieth-century hotel built in the Federation classical free style. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its Federation free classical style detailing which includes a prominent octagonal corner tower with cupola.

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

The Sir Robert Peel Hotel is a finely executed and intact example of a 1912 hotel built to a design by prominent architects Sydney Smith & Ogg. The building exhibits key characteristics of the Federation free classical style. It exemplifies the style through its use of classical motifs without adhering to the academic rigours of architectural composition. Centred around a diagonal axis demarcated by a prominent octagonal corner tower, the building's facades incorporate a free and unconventional application of classical motifs such as moulded cornice lines, parapets with pediments, rusticated render work and Ionic columns.

Test D4 is met.

As Test D1, D2, D3 and D4 are met, the Sir Robert Peel Hotel is likely to meet Criterion D.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

***E1** The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

While the Sir Robert Peel Hotel does exhibit the principal characteristics of its class in a way that allows the class to be easily understood and appreciated better than most other similar places in the local area, the building does not display any particularly special compositional qualities. Although a fine and intact example of the prominent architectural firm of Sydney Smith & Ogg who designed many hotels at this time the Peel has not been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the Sir Robert Peel Hotel is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion F

***F1** The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

The Sir Robert Peel Hotel remains legible as a typical nineteenth-century hotel. It does not, however, exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the Sir Robert Peel Hotel is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

***G1** The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

The Peel opened in 1988 as a gay male venue and continues that purpose today. It retains an established reputation within the LGBTIQA+ community as one of Melbourne's.

- *Its association with a collective human loss, trauma or triumph.*

Not met.

Test G1 is met.

G2 *The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

'The Peel' opened in the Sir Robert Peel Hotel building in 1988 as a gay pub and continues as an important meeting place for gay men, in Yarra and broader Melbourne, for an almost 38-year period. Remaining open until dawn, the Peel is often the last port of call on a night out resulting in the catch cry 'all roads lead to the Peel'.

Test G2 is met.

Step 2 Threshold test for Criterion G

G3 *There is evidence that the present-day community or cultural group's attachment to the place:*

- *has existed for a **length of time** over which the connection to the place has endured.*

'The Peel' opened in 1988 as a gay pub and continues as an important meeting place for gay men, in Yarra and broader Melbourne, for an almost 38-year period.

- *involves a strong or special association that goes beyond amenity or aesthetic enjoyment.*

The Peel has long catered to those who do not identify with or conform to the hyper masculine or bear, leather and fetish scene clientele of the nearby Laird. While the Peel has been regarded as having a 'strong gay male image', it has also attracted a broader cross-section of the gay male community including trans men and women and drag queens.

- *is important to its sense of identity with a common cause, belief or practice.*

Extending the precedent established by The Laird in 1998, the venue won an exemption from the Equal Opportunities Commission in 2007 that allows it to legally exclude women (particularly lesbian women) and straight men. As such, the venue provides a safe space for its gay male patrons to freely express their sexuality (*Sydney Morning Herald*, 28 May 2007). While the venue will allow entry to anyone if accompanied by a gay man, the venue reserves the right to expel patrons if their behaviour is not respectful.

Test G3 is met.

As Tests G1, G2 and G3 are met, the Sir Robert Peel Hotel is likely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

H1 *There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the Sir Robert Peel Hotel has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While 'the Peel' has operated as a dedicated gay men's bar since 1988 and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from the early 1980s (or earlier).

Test H1 is not met.

As Test H1 is not met, the Sir Robert Peel Hotel is unlikely to meet Criterion H.

3.3 Morning Star Hotel (former) 176 Hoddle Street, Abbotsford

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

The Morning Star Hotel in Abbotsford has a clear association with the early development of the City of Yarra. It is directly related to Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Originally built by 1870 the hotel was rebuilt in c1926 at a time when the hotel was owned by Carlton and United Brewery. This building remains to its 1926 built form.

The Morning Star Hotel also has a clear association with the LGBTIQA+ community and is directly related to Local Historic Theme 5 Social life, recreation and gathering places of the Yarra Thematic Environmental History—*LGBTIQA+ history additions* (2023).

The Morning Star Hotel (former) became an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. It was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000) and became the long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008).

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed hotels such as the Morning Star were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly working-class areas where housing was cramped, providing venues for local residents to meet and socialise. The rebuilding of the original hotel building in 1926 demonstrates its success and importance to the local community. This is further evidenced by the hotel's purchase by Carlton and United Brewery who took over the operation of many successful hotels in the area at this time.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture. What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. As noted in the TEH—*LGBTIQA+ history additions* (2023), examples include DT's, Barracuda, and the Star, Dukes, Fox, Glasshouse, The Laird and Peel hotels.

The Morning Star Hotel (former) became an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community between 1997 to 2010. It was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack

(1997–2000) and became the long-standing home of the pioneering King Victoria Drag Kings events (2001–2008).

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The 1926 built form of the hotel displays typical characteristics of interwar hotel buildings incorporating the use of stripped-back classical detailing combined with the materiality of the Arts and Crafts movement. The building's facades incorporate a restrained yet unconventional application of classical motifs such as a face brick panelled parapet with pediment and oversized modillion blocks under the cornice line, centred around a splayed corner entry demarcated by an upper level canted bay window. This clearly evidences the building's original use as a hotel.

The Morning Star Hotel (former) was an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. The venue was positively regarded for its tangible support of underrepresented and/or marginalised LGBTIQA+ community and performers.

From 1997, under new management, the venue was particularly welcoming of young Asians (with the popular Lotus Club night), and supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000). While the building fabric does not provide tangible evidence of the place's previous use as a LGBTIQA+ venue, available documentary and oral history clearly evidence its connection with the LGBTIQA+ community between 1997 to 2010.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The Morning Star Hotel remains legible in the streetscape as an interwar hotel. From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. Being rebuilt in 1926 by Carlton and United Brewery, the Star evidences this important period of development and consolidation of hotels across Yarra which saw many hotels either significantly altered or rebuilt with a large number being closed. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its use of stripped-back classical detailing combined with the materiality of the Arts and Crafts movement.

Test A4 is met.

A5 *The association of the place with an important* ***event, phase, period, process, function, movement, custom or way of life*** *can be understood better than most other places with substantially the same historical association.*

Alterations to the building include the overpainting of the brick work, replacement of all window and door joinery at ground floor level and loss of leaded upper sashes to four of the ten upper windows. While still discernible as an interwar hotel building when compared to other similar places within Yarra, the Morning Star Hotel building, as a hotel, does not allow its original use as a local hotel to be understood better than most other places with substantially the same historical association. However, the role it played over a 13-year period as a venue for people on the margins of the mainstream LGBTIQA+ community remains historically important.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the Morning Star Hotel (former) is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

B1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

B2 *There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous interwar hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

C1 *The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The Morning Star Hotel (former) does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The Morning Star Hotel (former) building remains legible as an interwar hotel. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its use of stripped-back classical detailing combined with the materiality of the Arts and Crafts movement.

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

Alterations to the building include the overpainting of the brick work, replacement of all window and door joinery at ground floor level and loss of leaded upper sashes to four of the ten upper windows. While still discernible as an interwar hotel building when compared to other similar places within Yarra, the Morning Star Hotel building does not allow its original use as a local hotel to be understood and appreciated better than most other places in the local area.

Test D4 is not met.

As Test D4 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion D.

Criterion E:

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

Although the Morning Star Hotel (former) is a well-executed interwar hotel building it is of a typical design that does not display any particularly special compositional qualities. The architect of the building is unknown, and the building has not been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion F

F1 *The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

The Morning Star Hotel (former) remains legible as a typical interwar hotel. It does not, however, exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

G1 *The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

The Morning Star Hotel (former) became an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community between 1997 to 2010.

- *Its association with a collective human loss, trauma or triumph.*

Not met.

Test G1 is met.

G2 *The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

The Morning Star Hotel (former) ceased being an LGBTIQA+ venue in 2010. It no longer has a connection to the LGBTIQA+ community.

Test G2 is not met.

As Test G2 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

H1 *There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the Morning Star Hotel (former) has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While the Morning Star has operated as a dedicated LGBTIQA+ venue from 1997 to 2010, and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from the early 1980s (or earlier). The Star does not allow this association between the LGBTIQA+ community and its contribution to Yarra to be better understood than most other similar places. These include The Laird, The Peel and DT's which remain operational as LGBTIQA+ venues.

Test H1 is not met.

As Test H1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion H.

3.4 Glasshouse Hotel 47–51 Gipps Street, Collingwood

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

The Glasshouse Hotel in Collingwood has a clear association with the early development of the City of Yarra. It is directly related to Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Originally built by 1855 the hotel was rebuilt in 1917–1918 to a design by architects Billing, Peck & Kempter for Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Abbotsford. This building remains intact to its 1917–18 built form. From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. Being rebuilt in 1917–18 by Carlton and United Brewery, the Glasshouse Hotel evidences this important period of development and consolidation of hotels across Yarra which saw many hotels either significantly altered or rebuilt with a large number being closed.

The Glasshouse Hotel also has a clear association with the LGBTIQA+ community and is directly related to Local Historic Theme 5 Social life, recreation and gathering places of the Yarra Thematic Environmental History—*LGBTIQA+ history additions* (2023). First welcoming queer patrons from mid-1984, the Glasshouse Hotel operated as a lesbian space from 1991. For the next three decades the venue hosted a long list of lesbian and other LGBTIQA+ events under different management teams. It was also a site for many Leather Pride Festival and Midsumma Festival events, including as a Midsumma Hub. The Glasshouse closed as a queer venue in 2011.

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed hotels such as the Glasshouse were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly working-class areas where housing was cramped, providing venues for local residents to meet and socialise. The rebuilding of the original hotel building in 1917–18 demonstrates its success and importance to the local community. This is further evidenced by the hotel's purchase by Carlton and United Brewery who took over the operation of many successful hotels in the area at this time.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture. What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. As noted in the TEH—*LGBTIQA+ history additions* (2023), examples include DT's, Barracuda, and the Star, Dukes, Fox, Glasshouse, The Laird and Peel hotels.

The Glasshouse Hotel became an important gathering place for LGBTIQA+ communities, particularly the lesbian community, in Yarra and broader Melbourne for a period of over 30 years. The Glasshouse served as an important venue providing a longstanding, safe and welcoming space for lesbians and LGBTIQA+ communities more broadly. While the venue closed in 2011, the place maintains strong historical associations with LGBTIQA+ communities, particularly for lesbians.

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The 1917–18 built form of the hotel displays typical characteristics of interwar hotel buildings incorporating influences of the Arts and Crafts Movement. At a time when the dominant architectural style used for hotel buildings was free classical, the Glasshouse Hotel reflects design characteristics which were more typically adopted in early twentieth-century domestic architecture. This is evident in the informality of its planning and massing, steeply pitched roof of hips and gables and wall surfaces that incorporate different textural finishes (face brick, roughcast render, smooth render and timber shingles).

The Glasshouse Hotel was an important gathering place for LGBTIQA+ communities, particularly the lesbian community, in Yarra and broader Melbourne for a period of over 20 years. The Glasshouse, affectionately known as 'The Glassy', had gained a reputation as a welcoming place for LGBTIQA+ communities from at least mid-1980s but was established as Melbourne's only dedicated lesbian pub from at least 1991. While the building fabric does not provide tangible evidence of the place's previous use as a LGBTIQA+ venue, available documentary and oral history clearly evidence its connection with the LGBTIQA+ community from 1991 to 2011.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The Glasshouse Hotel remains legible in the streetscape as an interwar hotel.

It displays typical characteristics of interwar hotel buildings incorporating influences of the Arts and Crafts movement which includes an informality to its planning and massing, steeply pitched roof of hips and gables and wall surfaces that incorporate different textural finishes (face brick, roughcast render, smooth render and timber shingles). Along the north and west elevations at first floor level, painted letters spelling out the place name, 'Glasshouse Hotel', are fixed to the wall.

Test A4 is met.

A5 *The association of the place with an important* ***event, phase, period, process, function, movement, custom or way of life*** *can be understood better than most other places with substantially the same historical association.*

Being highly intact to its 1917–18 built form, the Glasshouse Hotel demonstrates better than most other hotels with the same historical associations a period of hotel rejuvenation brought about by changes to licensing laws from 1910 which put pressure on publicans to either upgrade facilities or be delicenced. It also displays, better than most, signature detailing used by Smith & Ogg including symmetrically arranged facades that centre on a diagonal axis, classical detailing and motifs and a prominent octagonal corner tower with cupola. Also, the role it played over 20 years as a longstanding, safe and welcoming space for lesbians and more broadly LGBTIQA+ communities remains historically important.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the Glasshouse Hotel is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

B1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

B2 *There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous interwar hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the Glasshouse Hotel is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

C1 *The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The Glasshouse Hotel does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the Glasshouse Hotel is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The Glasshouse Hotel building remains legible as an interwar hotel that demonstrates the influences of the Arts and Crafts movement. This includes an informality to its planning and massing, steeply pitched roof of hips and gables and wall surfaces that incorporate different textural finishes (face brick, roughcast render, smooth render and timber shingles).

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

The Glasshouse Hotel is a finely executed and intact example of a 1917–18 hotel built to a design by distinguished architects, Billing, Peck & Kempter. Exhibiting influences from the Arts and Crafts movement, the Glasshouse Hotel exemplifies the style in a way that is better than most other examples in the local area through its steeply pitched roof of hips and gables and wall surfaces that incorporate different textural finishes including face brick, roughcast render, smooth render and timber shingles. Applied decorative detailing is kept to a minimum with interest added through the incorporation of hand-crafted timber joinery such as the box window frames and prominent eaves brackets.

Test D4 is met.

As tests D1, D2, D3 and D4 are met, the Glasshouse Hotel is likely to meet Criterion D.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

While the Glasshouse Hotel does exhibit the principal characteristics of its class in a way that allows the class to be easily understood and appreciated better than most other similar places in the local area, the building does not display any particularly special compositional qualities. Although it is a fine and intact example of prominent architectural firm Billing, Peck & Kempter, the Glasshouse Hotel has not been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the Glasshouse Hotel is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion F

F1 *The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

The Glasshouse Hotel remains legible as a typical interwar hotel. It does not, however, exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the Glasshouse Hotel is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

***G1** The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

The Glasshouse Hotel became an important gathering place and venue for the lesbian and broader the LGBTIQA+ community between 1991 to 2011.

- *Its association with a collective human loss, trauma or triumph.*

Not met.

Test G1 is met.

***G2** The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

The Glasshouse Hotel ceased being a lesbian and LGBTIQA+ venue in 2011. It no longer has a connection to these communities.

Test G2 is not met.

As Test G2 is not met, the Glasshouse Hotel is unlikely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

***H1** There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the Glasshouse Hotel has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While the Glasshouse did operate as a dedicated lesbian and LGBTIQA+ venue from 1991 to 2011, and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from the early 1980s (or earlier). The Glasshouse Hotel does not allow this association between the lesbian and broader LGBTIQA+ community and its contribution to Yarra to be better understood than most other similar places.

Test H1 is not met.

As Test H1 is not met, the Glasshouse Hotel is unlikely to meet Criterion H.

3.5 Naughton's Hotel (former) (later Citizens Park Hotel and DT's) 164 Church Street, Richmond

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Naughton's Hotel (former) in Richmond has a clear association with the early development of the City of Yarra. It is directly related to the Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Built by 1875 the building remains intact and in operation as a licensed venue to this day.

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed hotels such as Naughton's Hotel were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly in working-class areas where housing was cramped, providing venues for local residents to meet and socialise. Operating continuously as a public house for almost 150 years, since 1875, the hotel is of historical importance for the evidence it provides of the early commercial development of the area, particularly along Church Street as an early commercial centre in Richmond, and the early establishment of hotels in the area, which served as local gathering places, sold refreshments and provided accommodation.

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

Naughton's Hotel (now known as DT's) remains operational as a licensed hotel to this day, spanning a period of 151 years. The 1875 built form of the hotel exhibits restrained application of the Victorian Italianate style which was typically used for small commercial buildings that were built before the excesses of the gold rush.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The building remains clearly legible in the streetscape as a nineteenth-century hotel.

This is evidenced by its simple rectilinear form, splayed corner entry, hip roof concealed behind a straight parapet, Italianate chimneys, rendered walls punctuated with a regular rhythm of vertically proportioned windows and restrained use of classical detailing including a moulded cornice line and moulded string course demarcating the first and ground floors. The building's

use as a public house is evidenced by the retention of street access to a below-ground cellar under the building which remains in use.

Test A4 is met.

*A5 The association of the place with an important **event, phase, period, process, function, movement, custom or way of life** can be understood better than most other places with substantially the same historical association.*

The former Naughton's Hotel's association with the nineteenth-century development of Richmond can be better appreciated than most other similar places with the same association. From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. As the former Naughton's Hotel remains largely intact to its 1875 built form and is still in use as a licensed venue it can be better understood as an early hotel in Richmond than most other places.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the former Naughton's Hotel (now DT's) is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

***B1** The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

***B2** There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous nineteenth-century hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the former Naughton's Hotel (now DT's) is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

***C1** The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The former Naughton's Hotel (now DT's) does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the former Naughton's Hotel (now DT's) is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The former Naughton's Hotel (now DT's) building remains legible as a nineteenth-century hotel. The building exhibits restrained application of the Victorian Italianate style which was typically used for small commercial buildings including hotels that were built before the excesses of the gold rush. Characteristic features include its simple rectilinear form, splayed corner entry, hip roof concealed behind a straight parapet, Italianate chimneys, rendered walls punctuated with a regular rhythm of vertically proportioned windows and restrained use of classical detailing including a moulded cornice line and moulded string course demarcating the first and ground floors. The building's use as a public house is evidenced by the retention of street access to a below-ground cellar under the building which remains in use.

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

When compared to other pre-1880s hotels in the area such as the All Nations Hotel at 64 Lennox Street, Richmond, built 1869–70, the East Collingwood Hotel built c1873, the Village Belle Hotel built in c1875 and the former Bristol Hotel at 135 Church Street, an earlier building altered to become a hotel in 1875, the former Naughton's Hotel (now DT's) allows the principal characteristics of its class to be easily understood or appreciated in a similar way. What elevates it is its ongoing operation as a licensed hotel which is further evidenced by the retention of street access to a below-ground cellar under the building which remains in use.

Test D4 is met.

As tests D1, D2, D3 and D4 are met, the former Naughton's Hotel (now DT's) is likely to meet Criterion D.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

While the former Naughton's Hotel (now DT's) does exhibit the principal characteristics of its class in a way that allows the class to be easily understood and appreciated better than most other similar places in the local area, the building does not display any particularly special compositional qualities nor has the building been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the former Naughton's Hotel (now DT's) is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion F

F1 *The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

While the former Naughton's Hotel (now DT's) remains legible as a typical nineteenth-century hotel, it does not exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the former Naughton's Hotel (now DT's) is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

G1 *The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

Gay owned and operated, DT's opened at the former Naughton's Hotel in 1995 as a gay pub and continues that purpose today. It has an established reputation within the LGBTIQA+ community as an 'iconic' and 'much loved Richmond venue' (Australian Pride Network 2024).

- *Its association with a collective human loss, trauma or triumph.*

Not met.

Test G1 is met.

G2 *The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

Retaining the building's identity as a local 'corner pub', DT's has created a unique meeting place for the gay community which is not a nightclub. While largely attracting gay male clientele, DT's

maintains a strong reputation as one of Melbourne's most inclusive venues, welcoming a diverse LGBTIQA+ demographic.

Test G2 is met.

Step 2 Threshold test for Criterion G

G3 *There is evidence that the present-day community or cultural group's attachment to the place:*

- *has existed for a* ***length of time*** *over which the connection to the place has endured.*

DT's opened in 1995 as a gay pub and continues as an important meeting place for gay men and diverse LGBTIQA+ communities, in Yarra and broader Melbourne, for over 30 years.

- *involves a strong or special association that goes beyond amenity or aesthetic enjoyment.*

DT's is considered within the LGBTIQA+ community to be the longest-running gender-inclusive gay pub in Melbourne. Its identity as a local 'corner pub' typically attracted masculine gay male clientele, particularly those who may be closeted or still exploring their sexuality, but maintains a strong reputation as an open and welcoming venue for all LGBTIQA+ people.

The LGBTIQA+ community retains a strong and enduring association with DT's.

- *is important to its sense of identity with a common cause, belief or practice.*

DT's provides a safe space particularly for its gay male patrons to freely express their sexuality. Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces that allow freedom of expression such as DT's become central to its patrons' sense of identity, belonging and acceptance.

Test G3 is met.

As tests G1, G2 and G3 are met, the former Naughton's Hotel (now DT's) is likely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

H1 *There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the former Naughton's Hotel (now DT's) has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While DT's has operated as a gay pub since 1995 and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from the early 1980s (or earlier).

Test H1 is not met.

As Test H1 is not met, the former Naughton's Hotel (now DT's) is unlikely to meet Criterion H.

3.6 3CR Community Radio 21 Smith Street, Fitzroy

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

3CR Community Radio Station in Fitzroy has a clear association with the early development of the City of Yarra. The contextual history provided in the citation supplements the historical background of the place and addresses gaps in the 1998 Thematic Environmental History. Community radio was established in Australia with the support of the Whitlam and Fraser federal governments in the mid-1970s. Since its establishment in 1976 and relocation to this place in 1977, community radio station 3CR has produced numerous programs over the years with a focus on political issues relating to LGBTIQA+ communities.

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

The station's programming was initially reflective of the local demographic of Fitzroy, which historically was made up of working-class, First Nations, migrant and LGBTIQA+ communities. Self-described as delivering 'radical radio', the 3CR programming covers topics relating to social justice, the environment, ethnic communities, the arts and music, and trade unions (3CR 2024b). This broadcasting program in part reflects and is influenced by the diverse local community of Fitzroy. 3CR continues to operate as an important community radio station from Yarra, serving diverse communities in Yarra and Melbourne more broadly.

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The subject building has been the home of a local community radio station which has been broadcasting from the City of Yarra for almost 50 years.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The place has undergone alterations associated primarily with its adaptation from two shop/residences to the premises of 3CR, including modifications to the elevations, and the addition of signage and murals. Despite changes, the buildings remain readily identifiable as a pair of c1870s shop/residences through their original form, rendered brick construction, parapeted roof form, upper-level and side-elevation timber sash windows, and decorative mouldings. The place also retains a strong association with its long occupation by 3CR, particularly through the prominent mural and signage on the north elevation. Overall, the place retains high integrity and clearly demonstrates both its nineteenth-century origins and its significant period of use by 3CR.

Test A4 is met.

*A5 The association of the place with an important **event, phase, period, process, function, movement, custom or way of life** can be understood better than most other places with substantially the same historical association.*

In Australia, community radio stations operate under licences issued under the *Broadcasting Services Act 1992* and transmitter licences issued under the *Radiocommunications Act 1992* (Australian Government 2024). Broadly, community radio stations are operated, owned and influenced by the communities they serve and are generally not-for-profit.

There are upwards of 20 community radio stations which operate across Victoria. Of these radio stations, there are two examples with links to the City of Yarra: Progressive Broadcasting Service (PBS) and Three Triple R (3RRR). 3CR relocated to Collingwood in 1977 and has been broadcasting from its current location (the subject site) for a period of over 40 years. In contrast, PBS has been broadcasting from premises in Yarra for a period of 23 years (ongoing) and 3RRR operated for a period of 25 years.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, 3CR Community Radio Station is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

***B1** The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

***B2** There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered or has rare, uncommon or endangered elements of importance to the local area's history.

Test B2 is not met.

As Test B2 is not met, the 3CR Community Radio Station is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

***C1** The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The 3CR Community Radio Station does not have the potential to contribute to an understanding of the local area's history that is not readily available from other sources.

Test C1 is not met.

As Test C1 is not met, 3CR Community Radio Station is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Community radio stations associated with the City of Yarra do not constitute a clearly definable class of place with shared principal physical characteristics. As community radio organisations commonly occupy adaptively re-used buildings of varying types, there is no consistent building form or fabric through which this function is expressed.

Test D1 is not met.

As Test D1 is not met, 3CR Community Radio Station is unlikely to meet Criterion D.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

3CR Community Radio Station at 21 Smith Street, Fitzroy, is a pair of double-storey terrace shop/residences built between c1870–75. The shops were separately listed as 21 and 23 Smith Street, until they were purchased by 3CR in 1983. While 21 Smith Street does exhibit the principal characteristics of its class in a way that allows the class to be easily understood and appreciated, the building is no longer intact as a pair of shop/residences.

Test E1 is not met.

As Test E1 is not met, 3CR Community Radio Station is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion F

F1 *The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

While the 3CR Community Radio Station buildings remain somewhat legible as a typical pair of nineteenth-century shop/residences, it does not exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, 3CR Community Radio Station is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

G1 *The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

3CR Community Radio Station has provided a dynamic community hub broadcasting around 120 radio programs every week in multiple languages and is supported by over 400 volunteers. 3CR's broadcasting programs seek to prioritise the voices of women, LGBTIQA+, First Nations people, workers, migrants, and the many issues and people misrepresented and under-represented in the mass media. As such, 3CR has a strong and special association with the groups and individuals who broadcast, their members and listeners.

- *Its association with a collective human loss, trauma or triumph.*

Not met.

Test G1 is met.

G2 *The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

3CR Community Radio Station has broadcasted from its current location at 21 Smith Street for 40 years, since 1983. The small-scale former shop/residences have remained largely unchanged for the duration of 3CR's occupancy, other than the shopfronts and the introduction of 3CR signage and murals on the main and side elevations.

Test G2 is met.

Step 2 Threshold test for Criterion G

G3 *There is evidence that the present-day community or cultural group's attachment to the place:*

- *has existed for a* ***length of time*** *over which the connection to the place has endured.*

3CR Community Radio Station has broadcasted from its current location at 21 Smith Street for 40 years, since 1983.

- *involves a strong or special association that goes beyond amenity or aesthetic enjoyment.*

Self-described as delivering 'radical radio', 3CR was founded with the objective of providing a 'voice for those denied access to the mass media'. Its programming covers areas of social justice, the environment, ethnic communities, the arts and music, and trade unions.

The station's programming is reflective of the local demographic of Fitzroy, which historically was made up of working-class, First Nations, migrant and LGBTIQA+ communities. 3CR continues to operate as an important community radio station from Yarra, serving diverse communities in Yarra and Melbourne more broadly.

- *is important to its sense of identity with a common cause, belief or practice.*

From this location, 3CR has provided a dynamic community hub broadcasting around 120 radio programs every week in multiple languages and is supported by over 400 volunteers. 3CR's broadcasting programs seek to prioritise the voices of women, LGBTIQA+, First Nations people, workers, migrants, and the many issues and people misrepresented and under-represented in the mass media. As such, 3CR has a strong and special association with the groups and individuals who broadcast, their members and listeners.

Test G3 is met.

As tests G1, G2 and G3 are met, 3CR Community Radio Station is likely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

H1 *There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that 3CR Community Radio Station has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While 3CR provides a voice for marginalised communities, it offers this to multiple communities across many languages. There is not an identifiable association with any individuals or a single group of persons of importance to the City of Yarra.

Test H1 is not met.

As Test H1 is not met, 3CR Community Radio Station is unlikely to meet Criterion H.

The Laird O'Cockpen Hotel (The Laird)

Prepared by: GML Heritage

Address: 149 Gipps Street, Abbotsford

Name: The Laird O'Cockpen Hotel (The Laird)	**Inspection date:** March 2024
Place Type: Hotel	**Architect:** Sydney Wigham Smith
Significance: Individually Significant	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** c1889



Figure 1. The Laird, 149 Gipps Street, Abbotsford. (Source: GML March 2024)



Figure 2. The Laird, 149 Gipps Street, Abbotsford. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Abbotsford

Sited on the lower Yarra (Birrarung), Abbotsford occupies the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation. The Woi-wurrung name for the area is recorded as Carran-carramulk (Niall 1996). Dight's Falls at Abbotsford is a significant Wurundjeri Woi-wurrung cultural place and also marks the extent to which water-borne vessels could travel upstream.

Abbotsford was first occupied by settlers in the late 1830s. From the 1840s, several large estates were acquired in the area, with a number of villas and small farms picturesquely sited on the Yarra River. This included John Orr's 'Abbotsford House', after which the suburb was named; as well as Andrew and Georgiana McCrae's 'Mayfield' (1841) and Edward Curr's 'St Helier's' (1842). Hodgson's punt provided a connection to Kew on the elevated eastern side of the river. A bridge over the Yarra at Johnston Street replaced the punt c1852.

A township site at Abbotsford was surveyed in the 1850s and established as an inner-eastern suburb of Melbourne. Nestled in a deep bend of the river, Abbotsford was largely low-lying, swampy and subject to inundation. Abbotsford became part of the new City of Collingwood, established in 1855.

The Good Shepherd order of Catholic nuns established a convent at Abbotsford in 1863 and a refuge for women and girls who were destitute and vulnerable, taking over the former properties of and Orr and Curr. Over time, the extensive riverbank site included large convent buildings, a commercial laundry, a working farm, accommodation for residents, school buildings and a church.

Despite its middle-class beginnings, the suburb of Abbotsford developed predominantly as a working-class area, with a large areas of modest single-storey terraced housing built in the second half of the nineteenth century. Abbotsford became an important site of industry and its industrial development that had commenced with John Dight's mill race in 1839. Other notable industries included the Abbotsford brewery, which opened in 1904, and the Kodak processing factory. Government and Catholic primary schools were established, as well as both government and Catholic technical schools. Commercial areas developed along Johnston Street and along the east side of Hoddle Street.

In the mid-1990s the Abbotsford Convent site became the subject of a long-running planning dispute and the subject of a high-profile and ultimately successful heritage campaign. Today, with both state and national heritage listing, the former convent site serves as an important centre of cultural life and,

along with the adjoining Collingwood Children's Farm, established in the 1970s, provides a large area of public open space.

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The site of The Laird O'Cockpen Hotel (The Laird) is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The Laird at 149 Gipps Street, Abbotsford is located at Crown Portion 56 in the Parish of Jika Jika, County of Bourke. The land was first purchased on 13 February 1839 by JT Hughes and J Hosking[1] (Plan of the Parish of Jika Jika). It consisted of 24 acres and ran from today's Gipps Street to Victoria Parade, and from Hoddle Street to Park Street.

Hughes and Hosking also purchased eight other large allotments during the same land sale in 1839 (Plan of the Parish of Jika Jika; Map of part of Collingwood and Fitzroy). John Terry Hughes and John Hosking were partners in the firm of Hughes & Hosking, which rose rapidly in prosperity and acquired considerable property, mostly in Sydney, but also in Melbourne, as well as large country holdings. (Parsons 1966).

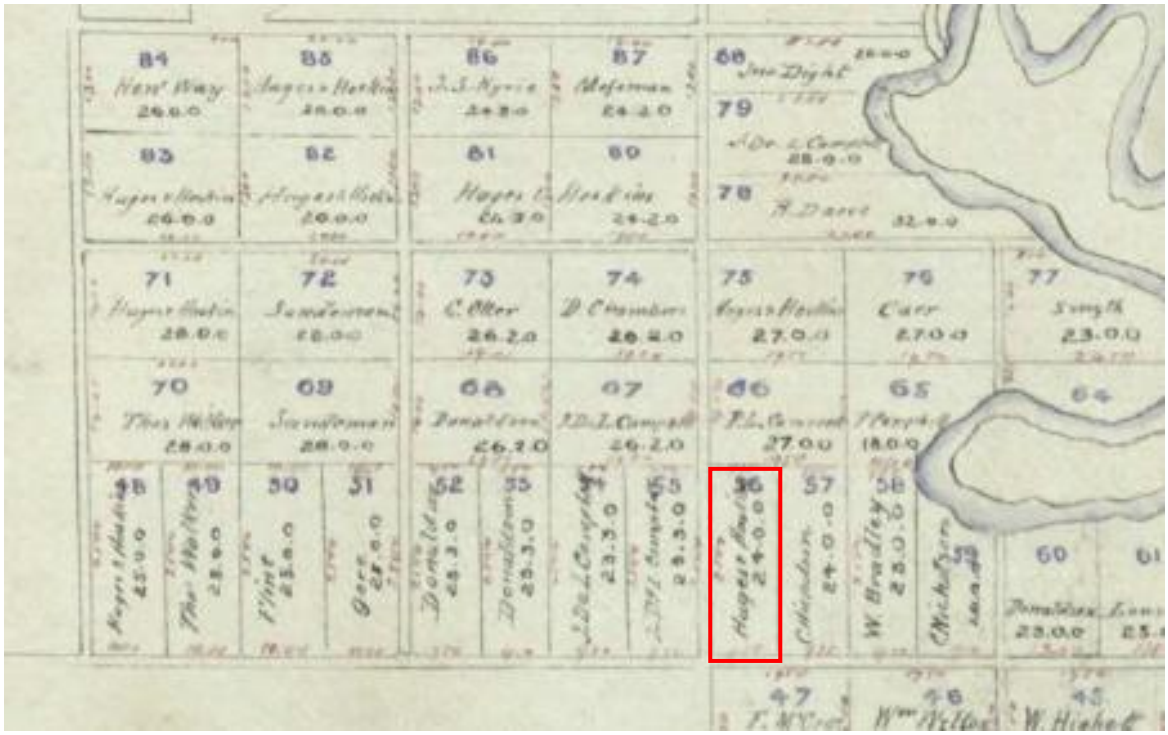


Figure 3. Detail of subdivision of Parish of Jika Jika showing Crown Allotment 56 denoted in red outline. (Source: State Library Victoria, with GML overlay)

An undated plan of subdivision for a portion of section (allotment) 56 shows the subject site at number 87. The block is 66 ft by 40 ft (approximately 20 m by 12 m), making it a block of around 245 square metres.

[1] Note that Parish Map Jika Jika M21C shows the purchasers of allotment 56 as HT Hughes and J Hosking. But three other allotments on the same map show the purchasers as JT Hughes and J Hosking, so it is assumed that this is an error. John Terry Hughes and John Hosking were partners in the firm of Hughes & Hosking, which rose rapidly in prosperity and acquired considerable property in Sydney and large country holdings.

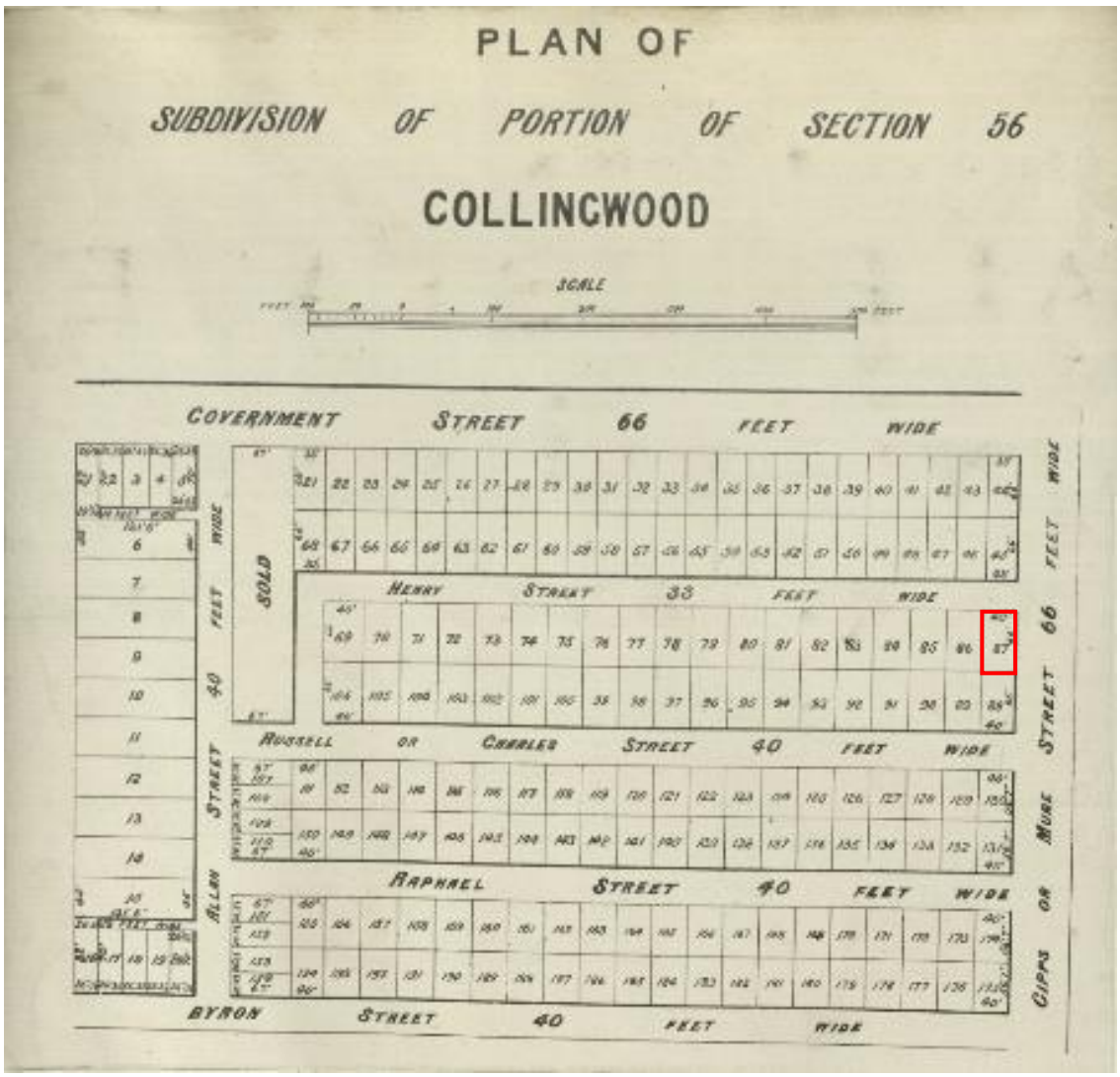


Figure 4. Plan of subdivision of portion of section 56, Collingwood, undated. The subject site is denoted in red outline. (Source: State Library Victoria, with GML overlay)

Various sources claim there was a licensed premise on this site since 1847, but this is undocumented (Willett et al 2021: 114; '30 Years of the Laird Hotel':15; Laird Hotel 2024; Jahshan 2015; City of Yarra 2018).

It is clear that there was a building on the site by 1858, as shown on the plan of East Collingwood dated January 1858, compiled from surveys executed under direction of Clement Hodgkinson (Figure 4).

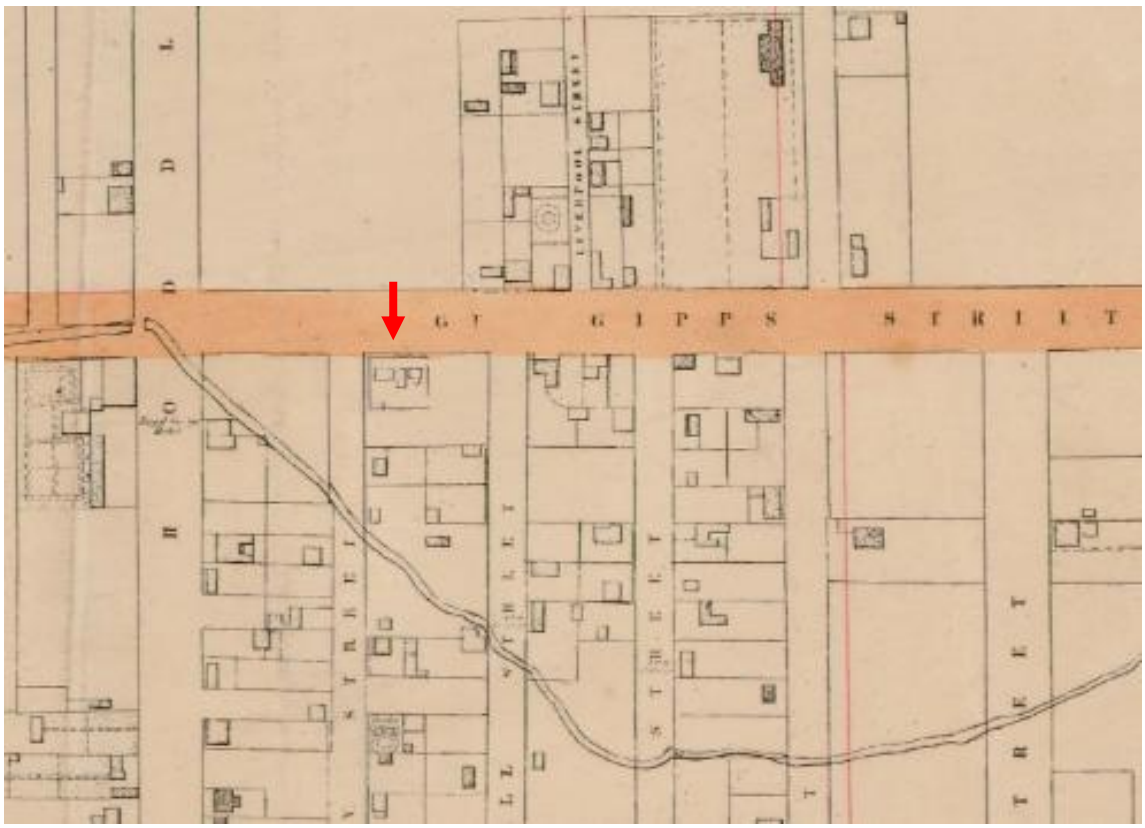


Figure 5. East Collingwood plan January 1858, compiled from surveys executed under direction of Clement Hodgkinson. Subject site indicated by red arrow. (Source: State Library Victoria, with GML overlay)

A hotel named 'The Laird O'Cockpen Hotel', was in existence on the site by at least 1870 (S&Mc 1865 and 1870; Collingwood Historical Society 2023; Ward 1995:156). The name Laird O'Cockpen derives from a traditional Scottish folk song written by Scottish poet Carolina Oliphant in the 1820s.

In December 1877, Crown Portion 56 was further subdivided and transferred to William Robert Martin, and in December 1881 it was transferred to George Henry Jamison (CT: V989 F738; CT V1309 F175) (Figure 6). In 1883, Jamison purchased the neighbouring block directly south of The Laird O'Cockpen Hotel (CT:V1424 F710) (Figure 7). Both titles reflect the same ownership pattern and were merged into a single tile in 1971 (CT:V8097 F091; V8898 F420; V9779 F286).

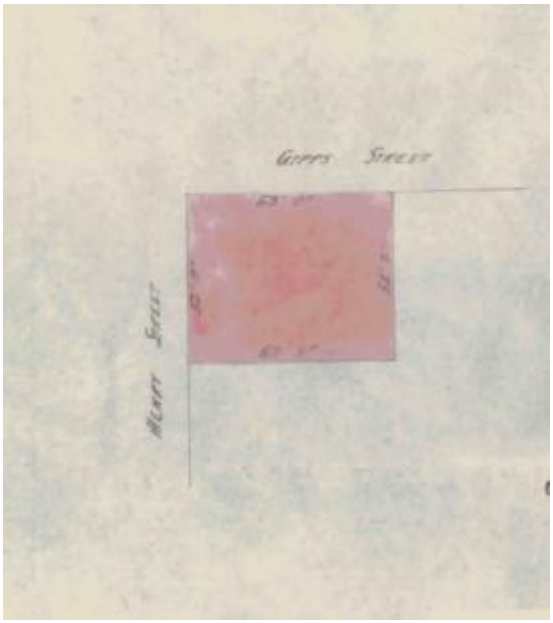


Figure 6. Certificate of Title detail, 1877, V989 F738. (Source: Land Victoria)



Figure 7. Certificate of Title detail, 1883, V1424 F710. (Source: Land Victoria)

Photographs taken from the roof of the Collingwood Town Hall in around 1887 show The Laird O'Cockpen Hotel on the corner of Gipps and Henry streets (Figure 8 and Figure 9). The site was one block from the Collingwood Town Hall (opened in 1887) and the Collingwood train station (opened in 1901). The photographs show an L-shaped single-storied hipped-roof corner building, with a splayed corner entrance..



Figure 8. View of Collingwood and Abbotsford looking south from the Collingwood Town Hall, c1887. Subject site indicated by red arrow. (Source: Yarra Libraries, CL PIC 46)



Figure 9. View of Abbotsford looking south-east from the Collingwood Town Hall, c1887. Subject site indicated by red arrow. (Source: Yarra Libraries, CL PIC 24)

Between August 1887 and November 1888, the prolific hotel architect Sydney Wigham Smith invited tenders for the 'pulling down and re-building of The Laird O'Cockpen Hotel' (*Argus* 23 August 1887: 3; *Age* 30 October 1888: 10). By October 1888, the tender notice indicated that bricks had been secured, and by November, an additional tender notice was seeking labour to 'clean bricks' (*Age* 30 October 1888: 10; 26 November 1888: 8). Also in November 1888 was a further tender notice for the 'purchase and removal' of old building material from The Laird O'Cockpen Hotel (*Age* 14 November 1888: 9).

Also in October 1888, were additional tenders invited by Ravenscroft & Freeman for 'alterations, additions and new fittings' at The Laird O'Cockpen Hotel (*Age* 2 October 1888: 3).

In 1891, Charles Alfred Ogg joined Sydney Wigham Smith to form the architectural firm Sydney Smith & Ogg. Sydney Smith & Ogg were associated with a number of Collingwood hotels, including the Bendigo, Yorkshire Stingo, and Sir Robert Peel, all owned by Carlton and United Breweries (Collingwood Historical Society 2011:6-7).

A 1901, the Melbourne and Metropolitan Board of Works (MMBW) plan shows The Laird O'Cockpen Hotel with various structures on the site, including kitchen sinks (KS), closets (toilets) (C), stable (S) and urinals (U) (Figure 10).

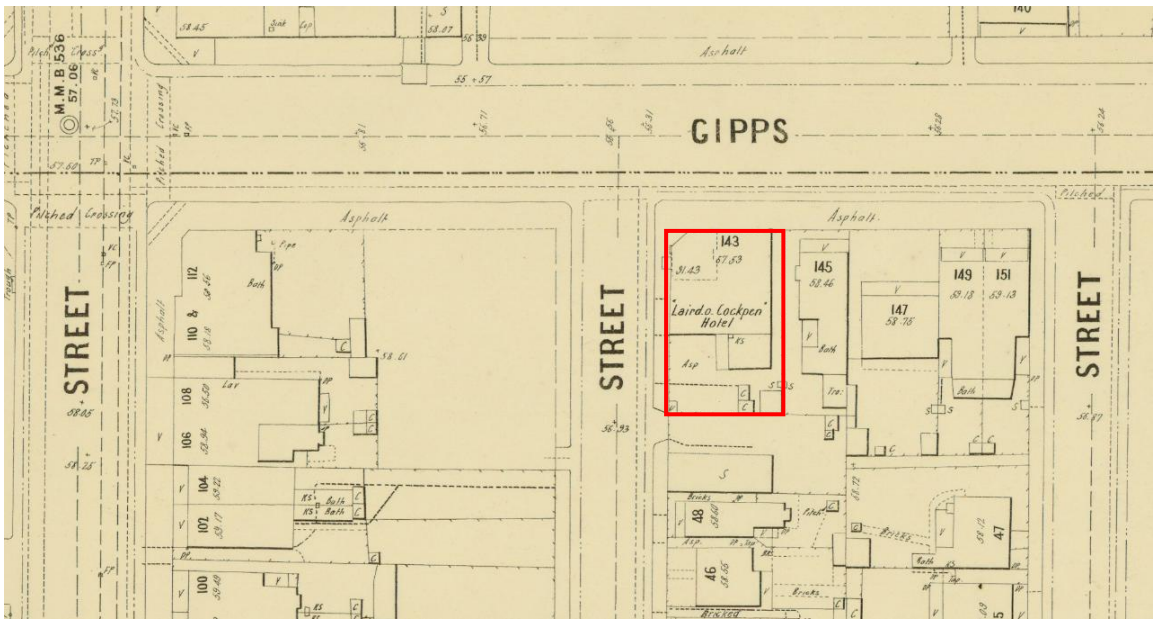


Figure 10. MMBW, City of Collingwood Detail Plan 1312, 1901, with subject site denoted in red outline. (Source: State Library Victoria, with GML overlay)

On the MMBW detail plan the site is numbered 143 Gipps Street. By 1910, the number had changed to 149 Gipps Street (S&Mc 1890–1910).

Ownership of the land was transferred to Carlton Brewery Limited in October 1907. The licensee around this time was E Lonergan and in 1910 was Mrs C Lonergan (S&Mc 1905, 1910).

The venue continued to operate as a hotel throughout the twentieth century, changing ownership several times during this period.

In 1980, a new chapter began for the hotel when it was rebadged as 'The Laird' by new owners and was established as a dedicated gay bar. In the 1980s, the venue sought to still accommodate the longstanding local community who retained strong links to the place, retaining the public bar remained as the local bar, while the back bar was redesigned to appeal to the new clientele ('30 Years of the Laird Hotel' 2010:16).

The new owners' particular focus was on 'those who were less interested in drag or disco and more in having a beer with their mates' (Willett et al 2021:114).

> *The Laird was the place in Melbourne where the emerging gay style known as the new masculinity, or the clone look, was first manifested. The clones (so called because they all looked alike) dressed in a conventionally masculine wardrobe – denim, flannelette shirts, work boots – and sported short hair and moustaches. The Laird became a strong supporter of Melbourne's bear, leather and fetish scene. (Bears are larger, or heavy-set hairy gay or bisexual men.) This clientele has been the mainstay of The Laird for over 40 years and many speak of a strong sense of camaraderie (Willett et al 2021:114).*

The Laird also played a significant role in supporting community responses to HIV/AIDS. On 12 July 1983, a public meeting that established the Victorian AIDS Action Committee, later VAC/GMHC, was held at The Laird. The hotel has since been a steady partner of the VAC (now Thorne Harbour

Health). The hotel also provided a platform to spread the safe-sex message. The venue has held significant fundraising initiatives for the gay community over many years, such as the annual Laird Auction for VAC's David Williams Fund. The Laird has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel' 2010:16).

Being 'men-only' had been a long-standing policy at The Laird and in 1998, the Laird's owners were granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women. The Anti-Discrimination Tribunal (ADT) accepted that the hotel had an 'essentially male character', and that 'gay male patrons would be inhibited in the way they expressed themselves' with women present (Willett et al 2021:114). In 2018, lessee of The Laird, Brett Lasham, reflected on this decision:

> *At the time, gay men wanted a place to feel comfortable to meet and gather information, particularly around the issues of HIV prevention. These topics were still very 'underground'. The exclusion was less about keeping women out and more about welcoming gay men in (City of Yarra 2018).*

The Laird developed an international reputation that put it on the agenda for gay tourists from Australia and around the world. British singer songwriter, and lead of rock band Queen Freddie Mercury (1946–1991) and English singer songwriter, record producer and pop culture icon George Michael (1963–2016) are both said to have visited (City of Yarra 2018).

In 2020, The Laird celebrated its 40th anniversary. There is conjecture over whether it is the oldest gay bar in Melbourne (or whether this title belongs to the Prince in St Kilda). The hotel claims to be Melbourne's longest running gay-owned and operated bar and accommodation venue (City of Yarra 2018).

Community connection

The Laird opened in 1980 as a gay pub and continues that purpose today. It retains an established reputation within the LGBTIQA+ community as Melbourne's premier "man's hotel" (*Focus* Summer 1999–2000, Issue 36).

Since the 1980s, The Laird established a strong identity as a 'masculine' hotel, and the renovated bar was updated to feature a western theme with a horseman as the hotel logo. Through this theme the venue has been appealing to local clubs within Melbourne's bear, leather and fetish scenes, who have forged strong connections and associations with The Laird ('30 Years of the Laird Hotel' 2010:16). This clientele has been the mainstay of The Laird for over 40 years, and many speak of a strong sense of camaraderie (Willett et al 2021: 114). This was emphasised by long-standing patrons of The Laird in interviews as part of the Queer-way projects, who spoke of The Laird as a safe space where they no longer felt threatened. Brett Lasham, current lessee of The Laird (since 2007), noted in his interview that he considers the business to be 'caretakers' of The Laird community, emphasising 'it's not just business, it's community' (Queer-ways 2022).

Significantly, it is rumoured that the ashes of several people who have died are hidden in the walls and buried under the tree in the hotel yard (Queer-ways 2022). Brett Lasham spoke to this rumour:

> *Because back in the day guys families had disowned them for whatever reasons, just for being gay or having the virus, then their mates would simply bring them to The Laird* (Queer-ways 2022).

The Laird has also played a significant role in fundraising initiatives for the gay community over many years, notably supporting community responses to HIV/AIDS, and continues these initiatives today (Willett et al 2021: 114; The Laird 2023). Notable events include Northside Bizarre, run in collaboration with Thorne Harbour Health, and fundraising through the Laird Leatherman competition (The Laird 2023).

The Laird has also established close connections with other leather and denim bars around the world, and has become a destination for many international tourists, many who stay in the accommodation provided in the building. The Laird has become known globally as a supportive and exciting place for gay men to stay while in Melbourne (The Laird 2023).

Today The Laird remains home to various VicBears events (who fly their flag from the exterior of the venue), Melbourne Rubber events, nights such as ‘spit and polish’ and various queer sports clubs. It is considered a staple of the Melbourne queer scene (Queer-ways 2022). The Laird now identify to be the venue ‘formerly known’ as "Melbourne's only bear and leather bar", noting that:

> *The Laird has progressed over the years to become a haven, meeting place and party space for same-sex attracted CIS and Trans males.*
>
> *We cater to a wide range of men, and it’s a great place to meet up with locals and visitors from around the world* (The Laird 2023).

The Laird maintains an established clientele with men in the LGBTIQA+ community, as evidenced by their regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage (The Laird 2023; GML 2023).

Description and integrity

The Laird O’Cockpen Hotel at 149 Gipps Street, Abbotsford is located on the south west corner of Gipps Street and Henry Street, Abbotsford. Built in c1889 to a design by prominent architect Sydney Smith the two storey face brick (now overpainted) and render building features elements of the Victorian free classical style. Built to the property boundary line along both Gipps Street and Henry Street, the building sits below an iron clad multi hipped roof concealed by a parapet. Entry to the building would have originally been through its splayed corner which is typical of hotel and shop buildings built at this time.

Along Gipps Street the building is divided into six bays by pilasters that rise through both levels and the parapet. The bays vary in width alternating from narrow (single window width) to wide (two window widths) The ground floor windows have round arched heads with label moulds and keystones joined by a continuous stringer mould. At the first floor level the windows have segmental arched heads with similar label moulds and keystones but no stringer course. A similar arrangement continues down Henry Street however there are only three bays due to its shorter length. Along both facades a moulded stringer course demarcates the ground and first floor level and a cornice runs below the parapet line. The parapet is straight with a moulded top and features broken triangular pediments at each of the building’s narrow bays. At the break in the tringle of the pediment a dwarf pier rises above the pediment line featuring triangular moulds to each side.

The splayed entry has a round arched opening fitted with a four panel door. Above this door at the first floor level lettering applied to the wall at an angle spell out ‘The Laird O’Cockpen Hotel’

Along Henry Street a single storey wing which extends beyond the main hotel building appears to be a later addition. Along Henry Street the two round arched ground floor window have been filled in and the windows either side of the splayed entry appear altered. Windows at the upper level are timber double hung sashes.

Overall, The Laird O’Cockpen Hotel’ has high integrity with few changes visible to its principal facades. The building retains its original built form, window and door openings and rhythmically arranged facade of pilasters that rise though its intact parapet with pediments.



Figure 11. Gipps Street elevation of The Laird. (Source: GML March 2024)



Figure 12. Gipps Street and Henry Street elevation of The Laird. (Source: GML March 2024)



Figure 13. Henry Street elevation of The Laird. (Source: GML March 2024)



Figure 14. Lettering applied to the wall at an angle spell out ‘The Laird O’Cockpen Hotel’. (Source: GML March 2024)

Comparative analysis

Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant places within precincts or as individually significant places. Of these the following are most comparable to The Laird O'Cockpen Hotel due to their build date, corner location and architectural styling:



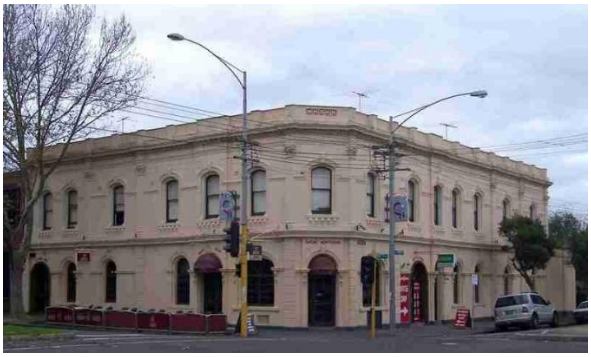
The Prince Patrick Hotel and Shops, 135-141 Victoria Parade, Collingwood (HO138). (Source: Heritage Victoria HERMES 101309)

The Prince Patrick Hotel and Shops at 135-141 Victoria Parade, Collingwood was constructed in 1887 to a design by architect Samuel Lyons. Comprising of a double-storey Italianate hotel with two attached shops, the buildings rendered facades are articulated by a series of pilastered bays with superimposed classical orders and segmental arched window and door openings. The building is a good and substantially intact example of a highly ornamented Italianate commercial building, and it is a key element in the Victoria Parade streetscape



The former "Friendly Societies" Hotel 226 Langridge Street, Abbotsford (Significant in HO313). (Source: Heritage Victoria HERMES 87782)

The former "Friendly Societies" Hotel at 226 Langridge Street, Abbotsford was constructed in 1889. Designed in the Italianate style, the two storeyed rendered hotel building features linear rusticated lower walls with round arched openings and a corner splay entry. At the upper level the flattop openings have prominent triangular pediments supported off oversized decorative console scrolls. The buildings parapet features modillion blocks below a moulded cornice line and a large triangular pediment above the splayed corner



Great Northern Hotel 644 Rathdowne Street Carlton (Significant in HO326) (Source: Heritage Victoria HERMES 91686)

The Great Northern Hotel at 644 Rathdowne Street Carlton was constructed in 1889. This prominent corner hotel with signature corner splay is designed in the Italianate style. Each of the building's street façades are divided by a series of pilastered bays with superimposed classical detailing. The ground floor features round arched openings while those of the upper level have segmental arched heads. Continues moulded string courses divide the facades horizontally with a dentil course and moulded cornice sitting below a simple parapet.



Loyal Studley Hotel (former) 53 Burnley Street Richmond (HO374) (Source: Heritage Victoria HERMES 169072)

The Loyal Studley Hotel (former) at 53 Burnley Street Richmond was constructed in 1891 to a design by architect James Wood. Designed in the English Queen Anne Revival style, the two storey red brick building has a slate gable roof and an asymmetrical façade with prominent gable end and classical rendered detailing. The building has aesthetic significance as an early example of the English Queen Anne Revival style applied to a suburban hotel and is historically and socially significant as a public gathering place since 1870. The ground floor has been altered.

The Laird O'Cockpen Hotel is directly comparable with the above examples as a highly intact prominent corner hotel built in the late 1880s. It demonstrates a similar pattern of development, being a site that had been occupied by a hotel since the 1850s–1860s and was rebuilt.

Stylistically the Laird O'Cockpen Hotel is transitional bearing elements of the Victorian free classical style but with a materiality that was more commonly used in Federation architecture from the 1890s to 1910s. This is evident in its use of classical motifs free of the rigours of the academic language of classicism combined with expressed structural walls of face brick rather than render.

Like the Prince Patrick Hotel and the Great Northern Hotel, the primary facades of the Laird O'Cockpen Hotel are articulated by a series of pilastered bays with superimposed classical orders. Round arched windows are used for the ground level with segmental arched openings for the first floor. This treatment is repeated at the former "Friendly Societies" Hotel and the Great Northern Hotel.

Overall the façade treatment of the Laird O'Cockpen Hotel is most similar to the Prince Patrick Hotel. Both buildings facades are broken into bays of varying widths which carry through to the parapet with

pediments marking the narrower bays. What distinguishes the Laird O'Cockpen Hotel from these examples is its use of face brick work rather than the more typically applied render finish.

The use of face brick (usually red bricks) gained popularity from c1890 but was most frequently used after 1900. In this way the Laird O'Cockpen Hotel is similar to the Loyal Studley Hotel (1891) although this building displays characteristics of the English Queen Anne Revival as well as the free application of classical motifs.

Designed by Sydney Smith, the Laird O'Cockpen Hotel is a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs and design influences from the Art Nouveau and Arts and Crafts movements.

Overall, the Laird O'Cockpen Hotel is a finely executed and intact example of a late 1880s hotel designed by prominent architect Sydney Smith. The building displays a sophisticated application of classical architectural motifs combined with the use of face brick wall, an unusual combination at this time. For these reasons, the place is of historical and representative significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Peel (also The Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- The Glasshouse Hotel 47-51 Gipps Street, Collingwood (HO103)
- DTs, 164 Church Street, Richmond (HO379)
- The Star, 176 Hoddle Street, Abbotsford (not included in the Heritage Overlay)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host LGBTIQA+ events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Laird is comparable to the above examples as a hotel which has been a gathering place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, The Laird is directly comparable to places such as The Peel, DTs, the Glasshouse, The Star and Dukes.

Of these examples, The Peel and DTs are directly comparable as venues which continue to operate as dedicated LGBTIQA+ venues, established in 1988 and 1995, respectively. Both venues, predominately cater to gay men (and those who identify as gay men), while The Peel operates as a nightclub and DT's has an established identity as a local 'corner pub'.

While no longer operating, the Glasshouse was established as a dedicated lesbian venue, and operated from at least 1991 to 2011. The Star operated as a dedicated LGBTIQA+ venue from 1997 until the 2010, hosting queer-themed events seven nights a week. The management were recognised for their support in showing events and performances from diverse and marginalised queer communities, including OutBlack, the Lotus Club and King Victoria (Queer-ways 2022). Dukes operated for a shorter period of time (1984–1986), and provided dinner and live entertainment, showcasing Melbourne's drag scene.

The Laird stands out in the group as the earliest and longest standing operation as a dedicated LBGTIQA+ pub, having served as a gathering place for predominantly (and almost exclusively) gay men for a period of nearly 45 years, since 1980. In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, a move which was followed by The Peel almost a decade later in 2007. This has served to solidify the continuity of The Laird as a gathering place for gay men. The Laird has a distinct identity as a venue which has historically tailored itself toward the bear, leather and fetish scene, unlike The Peel which attracts a more diverse cross section of gay men, although The Laird now openly welcomes same-sex attracted CIS and Trans males. The Laird is further distinguished for its significant role in fundraising initiatives for the gay community over many years, notably supporting community responses to HIV/AIDS, and continues these initiatives today. For these reasons, the place is of historical and social significance to the City of Yarra.

Assessment against Victorian Local Heritage Guidelines

The following application of assessment criteria is in accordance with the *Victorian Local Heritage Guidelines,* May 2026*,* Department of Transport and Planning.

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

The Laird O'Cockpen Hotel in Abbotsford has a clear association with the early development of the City of Yarra it is directly related to the Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Originally built by 1870 and rebuilt in 1889, the Laird Hotel remains as an early and intact nineteenth century hotel in Abbotsford that remains in operation to this day.

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed hotels such as the Laird were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly working-class areas where housing was cramped, providing venues for local residents to meet and socialise. The rebuilding of the original pre-1870s Laird O'Cockpen Hotel in 1888 demonstrates its success and importance to the local community. This is further evidenced by its purchase in 1907 by Carlton and United Brewery who took over the operation of many successful hotels at this time.

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The Laird O'Cockpen Hotel remains operational as a hotel/pub to this day spanning a period of 156 years. The 1889 built form of the hotel, which displays typical characteristics of nineteenth-century hotel building, remains largely intact with few changes visible to its principal facades. This clearly evidences the building's original and ongoing use.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The Laird O'Cockpen Hotel remains clearly legible in the streetscape as a nineteenth-century hotel. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its Victorian free classical style detailing.

Test A4 is met.

A5 *The association of the place with an important* ***event, phase, period, process, function, movement, custom or way of life*** *can be understood better than most other places with substantially the same historical association.*

The Laird O'Cockpen Hotel's association with the nineteenth-century development of Abbotsford can be better appreciated than most other similar places with the same association. From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. As the Laird O'Cockpen Hotel remains largely intact to its 1889 built form and is still in use it can be better understood as an early hotel in Abbotsford.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the Laird O'Cockpen Hotel is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

B1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

B2 *There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous nineteenth-century hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

C1 *The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The Laird O'Cockpen Hotel does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The Laird O'Cockpen Hotel building remains legible as a nineteenth-century hotel and is distinctive in the streetscape. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its Victorian free classical style detailing which combines classical architectural motifs with face brick walls (now overpainted).

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

The Laird O'Cockpen Hotel is a finely executed and intact example of a c1889 hotel built to a design by prominent architect Sydney Smith. The building displays a sophisticated application of classical architectural motifs combined with face brick walls, which was an unusual combination of materials at the time of construction. The use of face brick (usually red bricks) gained popularity from c1890 but was most frequently used after 1900. In this way the Laird O'Cockpen Hotel exhibits the principal characteristics of its typology (nineteenth-century hotel) in a manner which is better than most extant examples. It also acts as a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs overlaid with design influences from the Art Nouveau and Arts and Crafts movements.

Test D4 is met.

As Test D1, D2, D3 and D4 are met, the Laird O'Cockpen Hotel is likely to meet Criterion D.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

While the Laird O'Cockpen Hotel does exhibit the principal characteristics of its class in a way that allows the class to be easily understood and appreciated better than most other similar places in the local area, the building does not display any particularly special compositional qualities. In addition, unlike many hotels positioned on major thoroughfares, it is located on a more discreet neighbourhood corner which, while prominent in the streetscape, does not afford it a landmark presence within the local area.

Although a fine and intact example of work by prominent architect Sydney Smith, it has not been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion B

F1 *The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

The Laird O'Cockpen Hotel remains legible as a typical nineteenth-century hotel. It does not, however, exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

G1 *The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

The Laird opened in 1980 as a gay pub and continues that purpose today. It retains an established reputation within the LGBTIQA+ community as Melbourne's premier gay male venue.

- *Its association with a collective human loss, trauma or triumph.*

The Laird has also played a significant role in fundraising initiatives for the gay community over many years, notably supporting community responses to HIV/AIDS, and continues these initiatives today. It is believed that the ashes of several people who have died are hidden in the walls and buried under the tree in the hotel yard (Queer-ways 2022). Brett Lasham spoke to this rumour:

> *Because back in the day guys families had disowned them for whatever reasons, just for being gay or having the virus, then their mates would simply bring them to The Laird (Queer-ways 2022).*

Test G1 is met.

***G2** The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

'The Laird' opened in the Laird O'Cockpen Hotel building in 1980 as a gay pub and continues as an important meeting place for gay men, in Yarra and broader Melbourne, for an almost 46 year period. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage.

Test G2 is met.

Step 2 Threshold test for Criterion G

***G3** There is evidence that the present-day community or cultural group's attachment to the place:*

- *has existed for a **length of time** over which the connection to the place has endured.*

'The Laird' opened in 1980 as a gay pub and continues as an important meeting place for gay men, in Yarra and broader Melbourne, for an almost 46-year period.

- *involves a strong or special association that goes beyond amenity or aesthetic enjoyment.*

The venue established a strong identity as a 'masculine' hotel and has forged strong connections and associations with local clubs within Melbourne's bear, leather and fetish scenes, and now also openly welcomes same-sex attracted cisgender and trans males. This was emphasised by long-standing patrons of The Laird in interviews as part of the Queer-way projects, who spoke of The Laird as a safe space where they no longer felt threatened. Brett Lasham, current lessee of The Laird (since 2007), noted in his interview that he considers the business to be 'caretakers' of The Laird community, emphasising 'it's not just business, it's community'. Significantly, it is rumoured that the ashes of several people who have died are hidden in the walls and buried under the tree in the hotel yard (Queer-ways 2022).

- *is important to its sense of identity with a common cause, belief or practice.*

In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, solidifying The Laird as a longstanding place for gay men to gather and freely express their sexuality. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage.

Test G3 is met.

As tests G1, G2 and G3 are met, the Laird O'Cockpen Hotel is likely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

H1 *There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the Laird O'Cockpen Hotel has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While 'The Laird' has operated as a dedicated gay men's bar since 1980 and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least this time.

Test H1 is not met.

As Test H1 is not met, the Laird O'Cockpen Hotel is unlikely to meet Criterion H.

Statement of significance

What is significant?

The Laird O'Cockpen Hotel built in c1889 to a design by Sydney Wigham Smith, at 149 Gipps Street, Abbotsford is significant.

Elements that contribute to the significance of the place include:

- the c1889 building with hipped roof, face brick walls (overpainted) and engaged piasters
- the pattern of window and door openings and timber framed window and door joinery
- classical detailing to the facades including round arched windows (ground floor) with label moulds and keystones, moulded string course, segmental arched windows (first floor) with label moulds and keystones, moulded cornice
- parapet with moulded top and broken triangular pediments with dwarf pier.

How is it significant?

The Laird O'Cockpen Hotel at 149 Gipps Street, Abbotsford is of local historical, representative and social significance to the City of Yarra.

Why is it significant?

The Laird O'Cockpen Hotel is of historical significance as a largely intact Victorian era hotel built in c1889 in Abbotsford. A hotel named the Laird O'Cockpen Hotel has existed at this site from at least 1870. The hotel was rebuilt in c1889 to a design by prominent Melbourne architect Sydney Smith who went on to design the rebuilding of several other hotels across the municipality under the practice name of Sydney Smith & Ogg. (Criterion A)

The Laird O'Cockpen Hotel is of representative significance as a highly intact example of the nineteenth-century hotel typology in a manner which is better than most extant examples. It is distinctive in the streetscape as evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its sophisticated application of Victorian free classical style detailing which combines classical architectural motifs with face brick walls (now overpainted). The hotel also acts as a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs overlaid with design influences from the Art Nouveau and Arts and Crafts movements. (Criterion D)

The Laird O'Cockpen Hotel is of social significance as an important gathering place for gay men, in Yarra and broader Melbourne, for an almost 45-year period. Opening as 'The Laird' in 1980, the venue established a strong identity as a 'masculine' hotel and has forged strong connections and associations with local clubs within Melbourne's bear, leather and fetish scenes, and now also openly welcomes same-sex attracted CIS and Trans males. In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, solidifying The Laird as a longstanding place for gay men to gather and freely express their sexuality. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage. (Criterion G)

Recommendations

Specific recommendations for this place include:

- Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
- Create a Hermes Orion listing to include The Laird O'Cockpen Hotel (The Laird) place citation as an attachment.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HOXXX (TBC)
Heritage place	149 GIPPS STREET ABBOTSFORD The Laird O'Cockpen Hotel (The Laird) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of significance**: The Laird O'Cockpen Hotel (The Laird)
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes

Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Yarra Libraries image collection.

Morning Star Hotel (former)

Prepared by: GML Heritage

Address: 176 Hoddle Street, Abbotsford

Name: Morning Star Hotel (former)	**Inspection date:** March 2024
Place Type: Hotel	**Architect:** unknown
Significance: Individually Significant	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** c1926



Figure 1. Morning Star Hotel (former), 176 Hoddle Street, Abbotsford. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Abbotsford

Sited on the lower Yarra (Birrarung), Abbotsford occupies the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation. The Woi-wurrung name for the area is recorded as

Carran-carramulk (Niall 1996). Dight's Falls at Abbotsford is a significant Wurundjeri Woi-wurrung cultural place and also marks the extent to which water-borne vessels could travel upstream.

Abbotsford was first occupied by settlers in the late 1830s. From the 1840s, several large estates were acquired in the area, with a number of villas and small farms picturesquely sited on the Yarra River This included John Orr's 'Abbotsford House', after which the suburb was named; as well as Andrew and Georgiana McCrae's 'Mayfield' (1841) and Edward Curr's 'St Helier's' (1842). Hodgson's punt provided a connection to Kew on the elevated eastern side of the river. A bridge over the Yarra at Johnston Street replaced the punt c1852.

A township site at Abbotsford was surveyed in the 1850s and established as an inner-eastern suburb of Melbourne. Nestled in a deep bend of the river, Abbotsford was largely low-lying, swampy and subject to inundation. Abbotsford became part of the new City of Collingwood, established in 1855.

The Good Shepherd order of Catholic nuns established a convent at Abbotsford in 1863 and a refuge for women and girls who were destitute and vulnerable, taking over the former properties of Orr and Curr. Over time, the extensive riverbank site included large convent buildings, a commercial laundry, a working farm, accommodation for residents, school buildings and a church.

Despite its middle-class beginnings, the suburb of Abbotsford developed predominantly as a working-class area, with large areas of modest single-storey terraced housing built in the second half of the nineteenth century. Abbotsford became an important site of industry, commencing with John Dight's mill race in 1839. Other notable industries included the Abbotsford brewery, which opened in 1904, and the Kodak processing factory. Government and Catholic primary schools were established, as well as both government and Catholic technical schools. Commercial areas developed along Johnston Street and along the east side of Hoddle Street.

In the mid-1990s the Abbotsford Convent site became the subject of a long-running planning dispute and the subject of a high-profile and ultimately successful heritage campaign. Today, with both state and national heritage listing, the former convent site serves as an important centre of cultural life and, along with the adjoining Collingwood Children's Farm, established in the 1970s, provides a large area of public open space.

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted*

> *under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*
>
> *What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).*
>
> *The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.*
>
> *The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is*

exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The former Morning Star Hotel is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The former Morning Star Hotel at 176 Hoddle Street, Abbotsford is located at Crown Allotment 75 in the Parish of Jika Jika, County of Bourke.

The first subdivision was purchased by J T Hughes and J Hosking in February 1839. With frontages onto Johnston and Hoddle streets, the land contained 27 acres (Parish Map Jika Jika M12C).

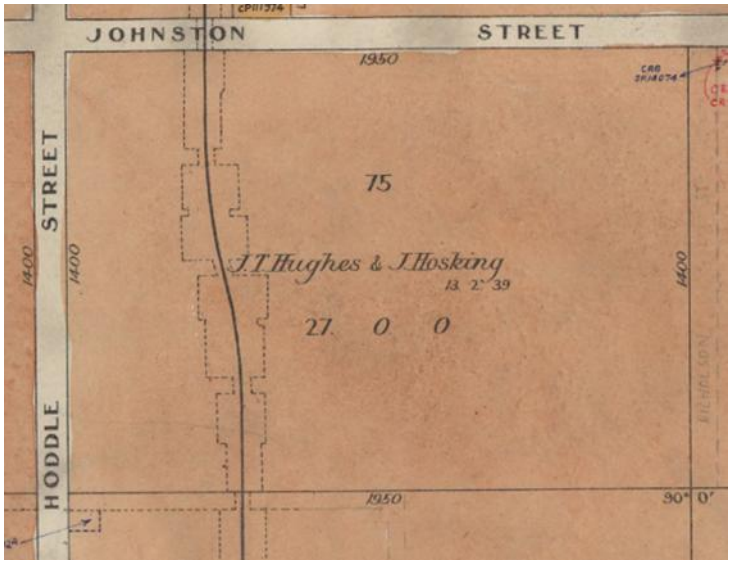


Figure 1. Detail of Parish Map Jika Jika M21C showing the subject site within Crown Allotment 75. (Source: Public Record Office Victoria)

Hughes and Hosking also purchased eight other large allotments during the same land sale in 1839 (Parish Map Jika Jika, M12C; Map of part of Collingwood and Fitzroy, c1880s). John Terry Hughes and John Hosking were partners in the firm of Hughes & Hosking, which rose rapidly in prosperity and acquired considerable property, mostly in Sydney, but also Melbourne and had and large country holdings (Parsons 1966).

The land was further subdivided into smaller blocks and sold before being developed during the late 1850s and 1860s.

While there is no hotel building listed on the site until 1870, earlier plans of the area show the existence of a small structure on the site location in 1858 (East Collingwood Plan, January 1858, compiled from surveys executed under direction of Clement Hodgkinson).

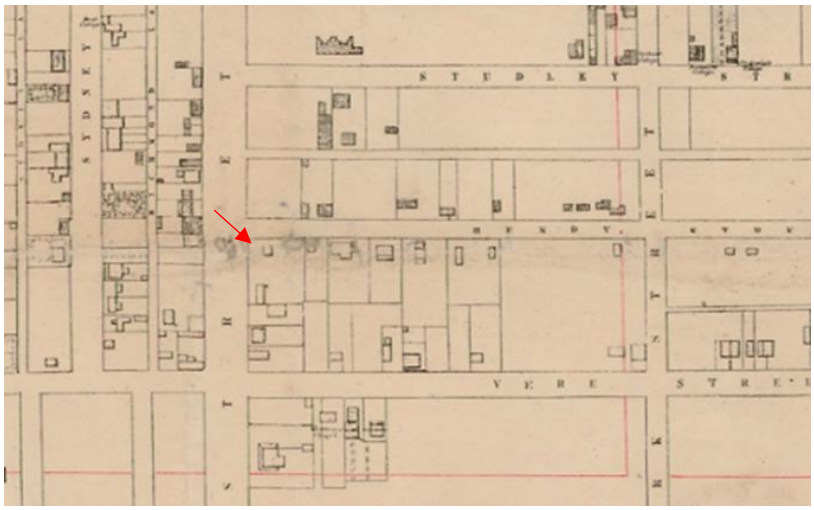


Figure 2. Detail, East Collingwood plan January 1858, compiled from surveys executed under direction of Clement Hodgkinson. The location of the subject site at the corners of Hoddle and Yarra streets is indicated by the red arrow. (Source: State Library Victoria, with GML overlay)

By 1870, there was a hotel on the site called the Morning Star Hotel (S&Mc 1870). A 1901 plan from the Melbourne & Metropolitan Board of Works shows the outline of the Morning Star Hotel, which includes a rather substantial building, outdoor toilets (C) and urinal (U), bath, kitchen sink (KS), verandas (V) and a stable (S) (MMBW, City of Collingwood Detail Plan 1283, 1901).

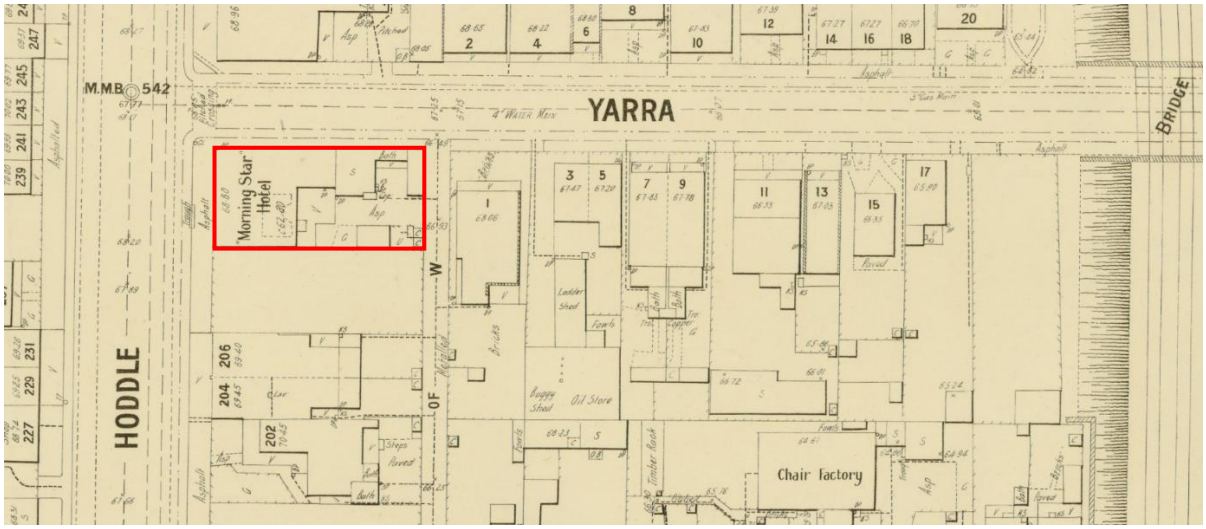


Figure 3. MMBW, City of Collingwood Detail Plan 1283, 1901. (Source: State Library Victoria, with GML overlay)

In 1916 the Morning Star Hotel was sold to Edward Armsworth Pleasents for the total sum of £1,950 (*Argus* 21 July 1916:3; CT:V445 F996).

The hotel was demolished and rebuilt around c1926. An advertisement for the sale of the freehold in 1929 notes that 'the hotel was rebuilt during the last few years' (*Age* 6 November 1929:2). This coincides with the time when the hotel was briefly owned by Carlton & United Brewery, who were known for purchasing and modernising many hotels in the area around this time (CT:V4455 F996; VHD 'Sir Robert Peel Hotel').

The 1929 advertisement described the hotel at the time as an:

> *Imposing modern brick freehold, containing fine tiled bar, 2 private parlours, bar parlour, 6 bedrooms, dining-room, kitchen, bathroom and conveniences* (*Argus*, 6 November 1929:2).

The advertisement continues, describing the sale as the perfect opportunity for hotelkeepers to acquire a 'modern and up-to-date hotel freehold', located in the 'heart of a leading industrial centre' (*Argus* 6 November 1929:2).

The licenced publicans as well as property owners of the Morning Star Hotel changed fairly frequently throughout the nineteenth and early twentieth centuries with a few exceptions, including a 40 year proprietorship by Septimus Green, hotelkeeper, and Margaret Green, victualler, from 1933 to 1972, and publican William J Dwyer from 1935 to 1955 (CT:V4455 F996; V6594 F782; S&Mc 1935; 1955).

Like many hotels in the area, there were a few female publicans behind the bar at the Morning Star, including some individuals who engaged in dubious or illegal activity in the 1920s (*Age* 8 June 1922:10; *Sun News Pictorial* 12 April 1923:8; *Age* 25 January 1927:14; *Argus* 11 February 1927:9; *Sun News Pictorial* 19 April 1929:10).

For almost 150 years, a hotel has operated on this site (Collingwood Historical Society 2023).

From April 1997, under new ownership, the Morning Star Hotel began a new chapter, reopening as the Star Hotel and catering for a queer audience (CT:V6594 F782).



Figure 2. *Brother Sister*, 3 April 1997. (Source: Australian LGBTIQ Periodicals)

The opening advertisements listed different themed nights across the week including Tuesdays for 'mainly women', Wednesdays 'Lotus Club', and drag shows and performances on Saturday nights (*Brother Sister* 3 April 1997 129:2). The hotel distinguished itself from other queer-friendly venues in the area by catering to a diverse crowd with a specific target of young Asians (with the popular Lotus nights) as well as lesbians and drag kings and trans queer shows on Fridays (*Lesbiana* September 2006 17,9:47).

The venue also had a strong connection with the First Nations queer community as the foundation meeting place for OutBlak—the longest running Aboriginal and Torres Strait Islander LGBTSBIQ+ (S=Sistergirls, B=Brotherboys) social support group. In 1995 a meeting was held at the Star Hotel to decide on a name for this group (OutBlak being an inversion of BlackOut, a Sydney-based group) and in 1997 the first OutBlak Drag Show was held at the Star Hotel. From 1997 until 2000 OutBlak had many events at the Star Hotel and began a tradition of inviting Elders to all events for free (Willett et al 2021: 222). During this period, the Star was considered 'the preferred venue' for OutBlack, until the event eventually outgrew the capacity of the Star Hotel and had to move to a larger venue (Queerways 2022).

Unlike the nearby Laird and Peel hotels, which for a time had a men-only policy, the Star specifically advertised as 'a venue that welcomes women every night' (*Lesbiana* June 1997 58:35). Remembering the time, Bumpy Favel, who ran King Victoria Drag Kings—the world's longest running weekly drag king night—recalled that 'there really weren't many venues that welcomed queer lesbians' (Queer-ways 2022; *Age* 18 January 2008). Bumpy Favell recalled:

> *We went to the Old Colonial in Brunswick Street, we got kicked out of there because they were straight and they thought we were filthy—which we were—and then Fritz from the Star came and rescued us. Fritz owned the Star Hotel and at the time they had Lotus night…on Thursdays so they offered us Friday. They were committed to community stuff like ALSO would have a party there or I think even Yellow Kitty's which was the Asian lesbians…*
>
> *…We put on the first show, about 400 people rocked up and it was like a 100 person venue upstairs so we knew we had hit on the zeitgeist kind of thing…*
>
> *…So we were at the Star six or seven years, we went for eleven years, and we did over 500 shows…we put on whatever shows we wanted…just generally the community liked us…but even then there really weren't many venues that welcomed queer lesbians or 'gender benders'. We really wanted to have somewhere that we could all go and hang out because I just thought we need our community to have somewhere to go* (Queer-ways 2022).

From 2001 until 2008 the Star Hotel became an important place for the drag king community (Queer-ways 2022).

The hotel was renamed in 2007 as the Opium Den and redecorated with an exterior black and red paint work and interior Asian theme with themed objects d'art. The turn-of-the-century Shanghai décor makeover was initiated by new proprietor Thomas Robb consulting with Kaye Sera/Daren Pope. Reopening as a sit-down cabaret room with space for up to 70 patrons, the venue launch coincided with Midsumma Festival 2007 (*Age* 2 February 2007).

The venue continued to cater for a lesbian and queer crowd and prided itself on being a venue of inclusivity: 'friendly to everyone – gay, straight, transgender' as well as hosting an Auslan-interpreted drag king night for the deaf community every few months (*Age* 18 January 2008).

The hotel was sold in 2010 and turned into hostel accommodation. It is no longer a specifically queer venue (Peterson 2012).



Figure 3. Lesbians on the Loose, September 2006 volume 17 issue 9, p. 47. (Source: Australian LGBTIQ Periodicals)

Description and integrity

The former Morning Star Hotel at 176 Hoddle Street, Abbotsford is located on the southern corner of Hoddle Street and Yarra Street, Abbotsford. Built in c1926 the two storey building is constructed of face brick which has been over painted. Continuous concrete lintels run along both street frontage at window head height across both levels of the front section of the building

Built to the property line along both Hoddle Street and Yarra Street, the roof of the building is concealed behind a simple straight parapet with triangular pediment to Hoddle Street. Entry to the building is through its splayed comer which sits below a corner canted bay window. A cantilevered concrete hood resting on two simple brackets sits above the glazed front door

The building is very restrained in detail bearing some resemblance to stripped classical buildings of the interwar period. At the first floor level along Hoddle Street the façade is asymmetrically modulated with a protruding bay at is southern end and canted bay window to the north. A moulded cornice line runs around the building below the parapet and sits on regularly space modillions. A centrally placed pair of timber sash windows sit below the buildings pediment and feature grid patterned leaded glass to their upper panes. At the southern end of the façade a single timber sash window with similar leaded glass sits in the projecting bay while at the northern end a similar window (without leaded glass) sits in the first bay of the canted bay window . A moulded string course demarcates the ground and first floor levels with modillions under the canted bay window only. At ground level, two single windows sit either side of a triple width window. A single door is located at the building's southern end. A tiled dado runs along both street frontages at window sill height.

Along Yarra Street the building presents in two halves. The front taller section of the building has a similar arrangement to the Hoddle Street façade with a projecting bay at its eastern end and the canted bay window at its west. At the first floor level, single timber sash windows sit within the projecting bay and canted bay window while two further windows penetrate the recessed wall between. At ground level there are four openings of varying widths and a fifth low opening that would provide access to a below ground cellar. The rear lower section of the building appears to be a later addition likely from the 1950s and is utilitarian in design with an array of single width door and window openings.

Alterations to the building include the overpainting of the brick work, replacement of all window and door joinery at ground floor level, loss of leaded upper sashes to four of the ten upper windows, and the running of cables over principal facades.



Figure 4. The former Star Hotel approaching along Hoddle Street traveling south (Source: GML March 2024)



Figure 5. North elevation of the former Star Hotel facing Yarra Street showing the two stages of development of the building with the front taller section built c1926 and the rear section probably dating from the 1950s (Source: GML March 2024)



Figure 6. Rear section of the former Star Hotel looking east along Yarra Street. Note the low street level opening which would have provided access to a below ground cellar. (Source: GML March 2024)



Figure 7. The former Star Hotel looking west along Yarra Street towards Hoddle Street. (Source: GML March 2024)

Comparative Analysis

Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant places within precincts or as individually significant places. Of these the following are most comparable to The Star Hotel due to their build date, corner location and architectural styling:



The former Brickmakers Arms Hotel, 605 Victoria Street Abbotsford (HO62) (Source: City of Yarra, HERMES 103738)

The former Brickmakers Arms Hotel at 605 Victoria Street Abbotsford is of local architectural and historical significance (HO62). A hotel has occupied this site continuously since 1866. It is a rare surviving building associated with the brick making industry in Abbotsford. The present building is highly intact and displays typical features of the interwar Moderne style such as steel-framed windows, a curved corner, and horizontal banding in it façade treatment and dado tiling.



The Curry's Family Hotel 289 Wellington Street, Collingwood (significant in HO321) (Source: City of Yarra, HERMES 104124)

The Curry's Family Hotel at 289 Wellington Street, Collingwood is of local architectural and social significance (as individually significant within HO321). Built in 1927, the current building replaced an earlier hotel on the site. Distinguished by its hipped roof with strutted eaves, entry hood and intact dado tiling, the building is important as a long-term gathering place for the local community



The Leinster Arms Hotel 66 Gold Street, Collingwood (significant in HO321) (Source: City of Yarra, HERMES 103982)

The Leinster Arms Hotel at 66 Gold Street, Collingwood is of local historical, architecturally and social significance (as individually significant within HO321). Built in 1930, the current building replaced an earlier hotel on the site. Architecturally the building is distinguished by its distinctive and highly intact clinker-brick detailing. The building is important as a long-term gathering place for the local community



The London Tavern Hotel 238–240 Lennox Street, Richmond (individually significant in HO332A)
(Source: City of Yarra, HERMES 89914)

The London Tavern Hotel at 238–240 Lennox Street, Richmond is significant in HO332. which is of historic and aesthetic significance to the City of Yarra. Built in 1921, the current building replaced an earlier hotel on the site the building incorporates very stripped back classical detailing which is oversized and out of its usual context to produce asymmetrical facades with informal massing.

The former Morning Star Hotel is directly comparable with the above examples. It demonstrates the same pattern of development, being a site that had been occupied by a hotel since the 1850s–1860s and was rebuilt in the interwar period.

Like most of the above examples, the former Morning Star Hotel is a substantial double-storey building, which occupies a prominent corner site. Architecture at this time was highly eclectic with various styles and design influences being incorporated into the design of buildings. For this reason, hotel buildings built across this period often display a diverse range of architectural details.

The former Morning Star Hotel is most comparable to the London Tavern Hotel. Both incorporate a combination of walling materials (face brick and render/concrete) across asymmetrical façades that centre on prominent comer entries. Interest is added to the facades through the introduction of striped back classical detailing. In this way the buildings are combining stripped classicism with the homely materiality of the arts and crafts movement.

While both the former Brickmakers Arms Hotel and the Curry's Family Hotel incorporate similar corner entries, the Brickmakers Arms displays typical features of the interwar Moderne style such as steel-framed windows, a curved corner, and horizontal banding in it façade treatment and dado tiling, while the Curry's Family Hotel has Spanish Mission overtones with its hip roof, deep eaves supported by large timber brackets and decorative curved Anglo-Dutch pediments to its parapets.

Unique to the group for being single storey, the Leinster Arms Hotel built in 1930 is further stripped of any classical detailing with interest provided almost solely through its use of intricate brick detailing which is indicative of the zig zag detailing of the Art Deco style.

The former Morning Star Hotel has a clear association with the early development of the City of Yarra. Originally built by 1870 the hotel was rebuilt in c1926 at a time when the hotel was owned by Carlton and United Brewery. This building remains to its intact 1926 built form. For these reasons the place is of historical significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Laird, 149 Gipps Street, Abbotsford (not included in the Heritage Overlay)
- The Peel (also The Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- DTs, 164 Church Street, Richmond (HO379)
- The Glasshouse, 47–51 Gipps Street Collingwood (HO103)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Star Hotel is comparable to the above examples as a hotel which has been a meeting place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, the Star Hotel is comparable to places such as The Laird, The Peel, DTs, the Glasshouse and Dukes.

Of these examples, The Laird, The Peel and DTs are the only venues which continue to operate as dedicated LGBTIQA+ venues, established in 1980, 1988 and 1995, respectively. The Laird and The Peel predominately appealed to gay men (and those who identify as gay men), and the Laird specifically has been a meeting place for Melbourne's bear, leather and fetish scene (Willett et al 2021: 114). DTs has historically provided a space for a diverse LGBTIQA+ demographic, often welcoming older men and many who do not live openly gay or trans lives.

While no longer operating, the Glasshouse was established as a dedicated lesbian venue, while also accommodating of men and other queer and straight patrons, and operated for almost two decades, from at least 1991 to 2011. Dukes operated for a relatively short period of time (1984–1986), providing dinner and live entertainment, and showcased Melbourne's drag scene.

The Star Hotel (and later Opium Den) is noteworthy as a former LGBTIQA+ dedicated venue which sought to cater to a diverse audience for the duration of its operation. In this way, it is comparable to venues such as the Glasshouse and DT's. While the Glasshouse and DT's catered to lesbians and older gay-men as their core clientele, respectively, like the Star they were also welcoming spaces for other queer patrons. However, the Star is distinguished from these venues as the only venue at that

time in Yarra which provided for underrepresented and/or marginalised LGBTIQA+ performers(Queerways 2022). From 1997, under new management, the venue welcomed young Asians (with the popular Lotus Club nights) in particular, supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000)—and provided the venue free of charge to the group—and became a long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008). The former Star Hotel is of historical importance as a venue which showcased the groups and performers at the margins of the mainstream of the LGBTIQA+ community for a period of 13 years. For these reasons, the place is of historical significance to the City of Yarra.

Assessment against Victorian Local Heritage Guidelines

The following application of assessment criteria is in accordance with the *Victorian Local Heritage Guidelines,* May 2026*,* Department of Transport and Planning.

Criterion A

Importance to the course or pattern of our history (historical significance).

Step 1 Basic Test for Criterion A

A1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

The Morning Star Hotel in Abbotsford has a clear association with the early development of the City of Yarra. It is directly related to Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog' of the Thematic Environmental History (Allom Lovell & Associates 1998). Originally built by 1870 the hotel was rebuilt in c1926 at a time when the hotel was owned by Carlton and United Brewery. This building remains to its 1926 built form.

The Morning Star Hotel also has a clear association with the LGBTIQA+ community and is directly related to Local Historic Theme 5 Social life, recreation and gathering places of the Yarra Thematic Environmental History—*LGBTIQA+ history additions* (2023).

The Morning Star Hotel (former) became an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. It was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000) and became the long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008).

Test A1 is met.

A2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the development of the local area.*

Licensed hotels such as the Morning Star were, in the absence of other venues and forms of mass communication, used as important meeting places to socialise and share local, economic and political news and commentary. They played a pivotal role in local communities, particularly working-class areas where housing was cramped, providing venues for local residents to meet and socialise. The rebuilding of the original hotel building in 1926 demonstrates its success and importance to the local community. This is further evidenced by the hotel's purchase by Carlton and United Brewery who took over the operation of many successful hotels in the area at this time.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture. What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. As noted in the TEH—*LGBTIQA+ history additions* (2023), examples include DT's, Barracuda, and the Star, Dukes, Fox, Glasshouse, The Laird and Peel hotels.

The Morning Star Hotel (former) became an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community between 1997 to 2010. It was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000) and became the long-standing home of the pioneering King Victoria Drag Kings events (2001–2008).

Test A2 is met.

A3 *There is evidence of the place's association with the important event, phase, period, process, function, movement, custom or way of life in the local area's history.*

The 1926 built form of the hotel displays typical characteristics of interwar hotel buildings incorporating the use of stripped-back classical detailing combined with the materiality of the Arts and Crafts movement. The building's facades incorporate a restrained yet unconventional application of classical motifs such as a face brick panelled parapet with pediment and oversized modillion blocks under the cornice line, centred around a

splayed corner entry demarcated by an upper level canted bay window. This clearly evidences the building's original use as a hotel.

The Morning Star Hotel (former) was an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. The venue was positively regarded for its tangible support of underrepresented and/or marginalised LGBTIQA+ community and performers.

From 1997, under new management, the venue was particularly welcoming of young Asians (with the popular Lotus Club night), and supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000). While the building fabric does not provide tangible evidence of the place's previous use as a LGBTIQA+ venue, available documentary and oral history clearly evidence its connection with the LGBTIQA+ community between 1997 to 2010.

Test A3 is met.

Step 2 Threshold Test for Criterion A

A4 *The place remains substantially intact and retains a high level of integrity to allow the historical association with an important* ***event, phase, period, process, function, movement, custom or way of life*** *to be understood.*

The Morning Star Hotel remains legible in the streetscape as an interwar hotel. From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth-century hotels underwent significant additions and alterations or were demolished and rebuilt. Being rebuilt in 1926 by Carlton and United Brewery, the Star evidences this important period of development and consolidation of hotels across Yarra which saw many hotels either significantly altered or rebuilt with a large number being closed. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its use of stripped-back classical detailing combined with the materiality of the Arts and Crafts movement.

Test A4 is met.

A5 *The association of the place with an important* ***event, phase, period, process, function, movement, custom or way of life*** *can be understood better than most other places with substantially the same historical association.*

Alterations to the building include the overpainting of the brick work, replacement of all window and door joinery at ground floor level and loss of leaded upper sashes to four of the ten upper windows. While still discernible as an interwar hotel building when compared to other similar places within Yarra, the Morning Star Hotel building, as a hotel, does not allow its original use as a local hotel to be understood better than most other places with substantially the same historical association. However, the role it played over a 13-year period as a venue for people on the margins of the mainstream LGBTIQA+ community remains historically important.

Test A5 is met.

As tests A1, A2, A3, A4 and A5 are met, the Morning Star Hotel (former) is likely to meet Criterion A.

Criterion B

Possession of uncommon, rare or endangered aspects of our history (rarity).

Step1 Basic test for criterion B

B1 *The place has a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in the history of the local area.*

Test B1 is met (refer Criterion A).

B2 *There is evidence that the place is rare, uncommon or endangered, or has rare, uncommon or endangered elements of importance to the local area's history.*

There is no evidence that the place is rare, uncommon or endangered. There are numerous interwar hotels remaining within the City of Yarra.

Test B2 is not met.

As Test B2 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion B.

Criterion C

Potential to yield information that will contribute to an understanding of our history (research potential).

Step 1 basic test for Criterion C

C1 *The physical fabric, and/or documentary evidence, and/or oral history relating to the place indicates a likelihood that the place contains evidence of cultural heritage significance that is;*

- *not currently visible and*
- *not well understood or available from other sources.*

The Morning Star Hotel (former) does not meet the Step 1 C1 test for Criterion C. While the subject site is important in the history of the local area (Local Historic Theme 7.1: Licensed Hotels and 'Sly Grog'), this theme is well understood from other sources.

Test C1 is not met.

As Test C1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion C.

Criterion D

Importance in demonstrating the principal characteristics of a class of place or environment (representativeness).

Step 1 basic test for Criterion D

D1 *The place is one of a class of places that has a clear association with an event, phase, period, process, function, movement, custom or way of life in the history of the local area.*

Test D1 is met (refer Criterion A).

D2 *The event, phase, period, process, function, movement, custom or way of life is of historical importance, having made a strong or influential contribution to the local area.*

Test D2 is met (refer Criterion A).

D3 *The principal characteristics of the class are evident in the physical fabric of the place which remains substantially intact and has a high level of integrity.*

The Morning Star Hotel (former) building remains legible as an interwar hotel. This is evidenced by its prominent corner location, two-storey built form built to the property line, splayed corner entry and its use of stripped-back classical detailing combined with the materiality of the Arts and Crafts movement.

Test D3 is met.

Step 2 basic test for Criterion D

D4 *The place is a fine example that exhibits the principal characteristics of a class in a way that allows the class to be easily understood or appreciated better than most other similar places in the local area.*

Alterations to the building include the overpainting of the brick work, replacement of all window and door joinery at ground floor level and loss of leaded upper sashes to four of the ten upper windows. While still discernible as an interwar hotel building when compared to other similar places within Yarra, the Morning Star Hotel building does not allow its original use as a local hotel to be understood and appreciated better than most other places in the local area.

Test D4 is not met.

As Test D4 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion D.

Criterion E:

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Step 1 basic test for Criterion E

E1 *The physical fabric of the place clearly exhibits particular aesthetic characteristics of importance to the local (or wider) area.*

Although the Morning Star Hotel (former) is a well-executed interwar hotel building it is of a typical design that does not display any particularly special compositional qualities. The architect of the building is unknown, and the building has not been professionally or publicly acknowledged for its aesthetic characteristics, artistic merit or excellence in design.

Test E1 is not met.

As Test E1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion E.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Step 1 basic test for Criterion F

***F1** The place contains physical evidence that clearly demonstrates creative or technical achievement for the time it was created.*

The Morning Star Hotel (former) remains legible as a typical interwar hotel. It does not, however, exhibit a high degree of creative or technical achievement for the time.

Test F1 is not met.

As Test F1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion F.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Step 1 basic test for Criterion G

***G1** The place demonstrates social value to a community or cultural group to a present day community or cultural group through at least one of the following:*

- *Its ritual or ceremonial function.*

Not met.

- *As a place of congregation or gathering.*

The Morning Star Hotel (former) became an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community between 1997 to 2010.

- *Its association with a collective human loss, trauma or triumph.*

Not met.

Test G1 is met.

***G2** The place comprises a building, feature or space for gathering or commemorating that is connected to a present-day community or cultural group.*

The Morning Star Hotel (former) ceased being an LGBTIQA+ venue in 2010. It no longer has a connection to the LGBTIQA+ community.

Test G2 is not met.

As Test G2 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion G.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Step 1 basic test for Criterion H

***H1** There is evidence that the place has a direct association with a person or group who made a strong or influential contribution to the local or wider area or in their field of endeavour.*

There is no evidence that the Morning Star Hotel (former) has a direct association with a person or a group who made a strong or influential contribution to the City of Yarra. While the Morning Star has operated as a dedicated LGBTIQA+ venue from 1997 to 2010, and such venues are identified as being of importance in Yarra's TEH, the City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from the early 1980s (or earlier). The Star does not allow this association between the LGBTIQA+ community and its contribution to Yarra to be better understood than most other similar places. These include The Laird, The Peel and DT's which remain operational as LGBTIQA+ venues.

Test H1 is not met.

As Test H1 is not met, the Morning Star Hotel (former) is unlikely to meet Criterion H.

Statement of significance

What is significant?

The Morning Star Hotel (former), built in c1926, 176 Hoddle Street, Abbotsford is significant.

Elements that contribute to the significance of the place include:

- the c1926 double storey building with panelled parapet, pediment and canted bay window (upper level)
- brick walls (overpainted), pattern of window and door openings and timber framed window and door joinery including leaded glass
- continuous concrete lintels, moulded string course and cornice line
- modillion blocks under the cornice line and first floor canted bay window
- cantilevered concrete hood resting on two simple brackets sits above the entry doors
- tiled dado.

The rear 1950s addition is not significant.

How is it significant?

The Morning Star Hotel (former) at 176 Hoddle Street, Abbotsford is of local historical significance to the City of Yarra.

Why is it significant?

The Morning Star Hotel (former) is of historical significance as a largely intact hotel in Abbotsford which operated at this location for a period of over 140 years. A hotel had existed at the site from as early as 1870, also named the Morning Star Hotel. The hotel was rebuilt in c1926, likely for the Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Collingwood. (Criterion A)

The Morning Star Hotel (former) is of historical significance as an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. Known as the Star Hotel (and later Opium Den), the venue was positively regarded for its tangible support of underrepresented and/or marginalised LGBTIQA+ community and performers. From 1997, under new management, the venue was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000)—and provided the venue free of charge to the group—and became the long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008). (Criterion A)

Recommendations

Specific recommendations for this place include:

- Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.

- Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
- Create a Hermes Orion listing for the Morning Star Hotel (former) and include the place citation as an attachment.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HOXXX (TBC)
Heritage place	176 HODDLE STREET ABBOTSFORD Morning Star Hotel (former) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of significance**: Morning Star Hotel (former)
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No

Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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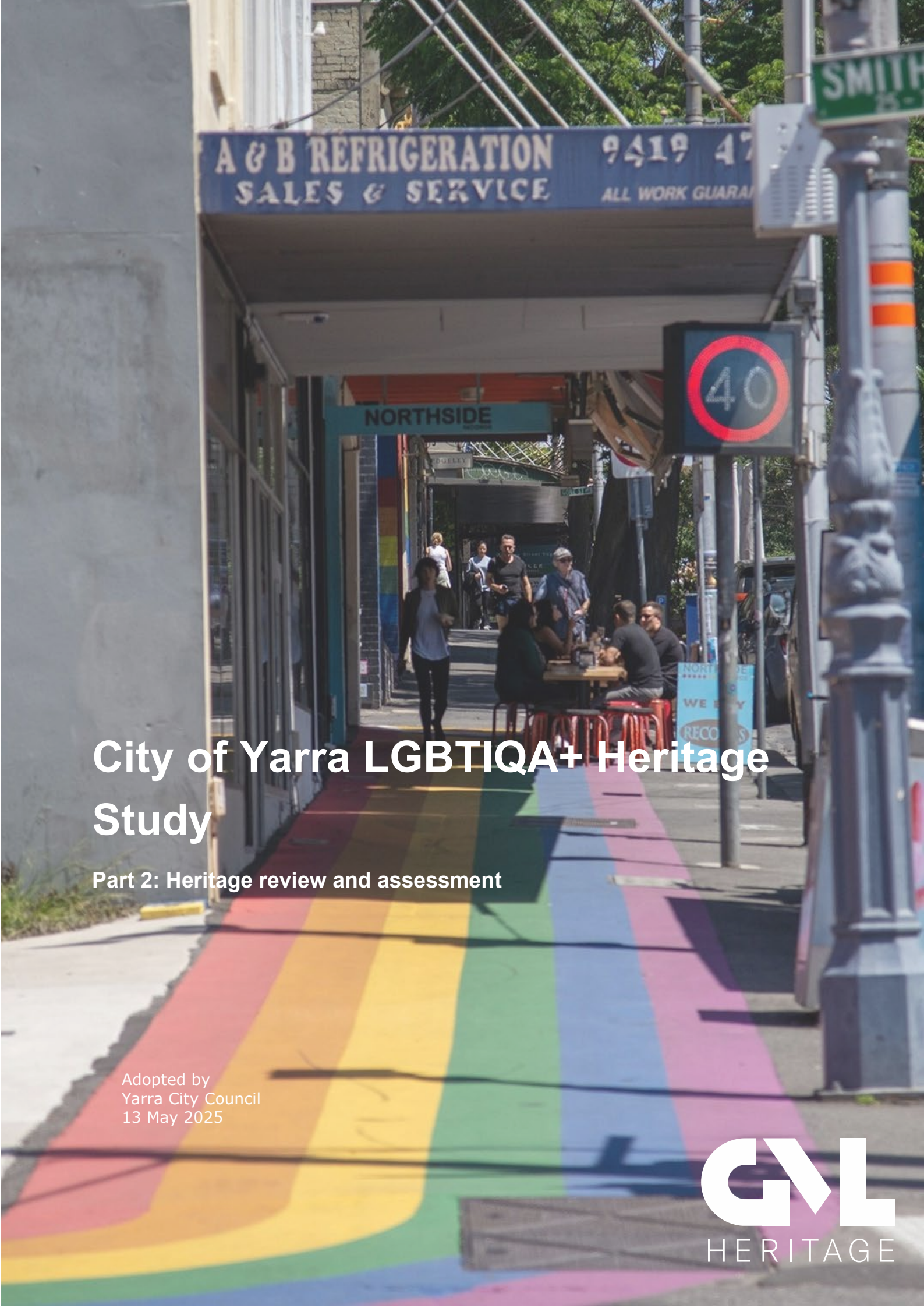
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City of Yarra LGBTIQA+ Heritage Study

Part 2: Heritage review and assessment

Adopted by
Yarra City Council
13 May 2025

GML HERITAGE

Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi Wurrung people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wurundjeri Woi Wurrung people to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

GML HERITAGE

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
3200A	1	Draft report	13 May 2024
3200A	2	Revised draft report	13 June 2024
3200A	3	Final report	27 June 2024
3200A	4	Final report (minor revisions)	15 July 2024
3200A	4	Final report (minor corrections)	13 February 2025

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Cover image

Rainbow Footpath, Gertrude Street, Fitzroy. (Source: GML 2024)

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Executive summary

The City of Yarra LGBTIQA+ Heritage Study Places and Objects of Heritage Significance to the LGBTIQA+ Community Parts 1 and 2 (the LGBTIQA+ Heritage Study) builds on strategic work carried out by the Yarra City Council and Heritage Victoria and presented in the following documents:

- *Yarra LGBTIQ+ Strategy 2021–2024* which was developed in consultation with the LGBTIQ+ community and includes three key priorities: welcoming and celebrating Yarra's LGBTIQ+ community, ensuring an inclusive council and organisational culture, and supporting LGBTIQ+ people and the spaces they love.
- *A History of LGBTIQ+ Victoria in 100 Places and Objects* (100 Places and Objects) which was prepared by Heritage Victoria in collaboration with the Australian Queer Archives (AQuA) in 2021. Among the 100 places and objects, the report identified several places in Yarra.
- *Queer–Ways: Retracing Queer Footprints* (Queer-ways) mural and audio walking tours, developed by Council in partnership with Queer-ways, to further explore and promote the queer history of Yarra.

The key objectives of the LGBTIQA+ Heritage Study are to identify and assess places and objects of heritage significance to the LGBTIQA+ communities in Yarra and make recommendations on mechanisms for improving their documentation, protection, promotion, celebration and acknowledgement.

The LGBTIQA+ Heritage Study has been carried out in two parts:

- Part 1: initial investigation and recommendations; and
- Part 2: detailed review and assessment of places recommended for detailed assessment in Part 1 and preparation of heritage citations.

This methodology report presents the outcomes of the Part 2 LGBTIQA+ Heritage Study, of which the primary tasks were:

- detailed heritage review and assessment of five existing Heritage Overlay precincts and 13 new and existing individual places that were identified to have potential heritage significance to the LGBTIQA+ community in the Part 1 LGBTIQA+ Heritage Study (see Table 1.1);
- preparation of new or updated place citations and statements of significance, in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter) and Planning Practice Note 1: Applying the Heritage Overlay (PPN01, DELWP August 2018); and
- recommendations on the appropriate statutory planning mechanisms to protect the place's LGBTIQA+ heritage significance, which may inform future planning scheme amendments and/or strategic work undertaken by Yarra City Council.

The Part 2 LGBTIQA+ Heritage Study makes the following 15 recommendations.

Precincts

Recommendation 1 for precincts reviewed.

Precincts	Rec #	Recommendation
Precincts • HO334 South Fitzroy Precinct • HO333 Smith Street Precinct, Fitzroy/Collingwood • HO311 Brunswick Street Precinct • HO318 Collingwood Slope Precinct • HO361 World Heritage Environs Area Precinct	1	Consider the recommended additions outlined in this Part 2 LGBTIQA+ Heritage Study (Appendix A) as part of any future heritage reviews to update Yarra's existing heritage precinct statements of significance.

Individual places (local)

New individual heritage places

Recommendations 2–4 for individual places (local) assessed as meeting the threshold for local significance.

Place	Rec #	Recommendation
Recommendation 2: Include the Laird O'Cockpen Hotel (The Laird), 149 Gipps Street, Abbotsford as an individual heritage place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
The Laird O'Cockpen Hotel (The Laird) 149 Gipps Street, Abbotsford	2.1	Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
	2.2	Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
	2.3	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	2.4	Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
	2.5	Create a Hermes Orion listing for The Laird O'Cockpen Hotel (The Laird) and include the place citation as an attachment.

Place	Rec #	Recommendation
Recommendation 3: Include the Morning Star Hotel (former), 176 Hoddle Street, Abbotsford as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Morning Star Hotel (former) 176 Hoddle Street, Abbotsford	3.1	Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
	3.2	Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
	3.3	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	3.4	Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
	3.5	Create a Hermes Orion listing for the Morning Star Hotel (former) and include the place citation as an attachment.
Recommendation 4: Include 3CR Community Radio, 21 Smith Street, Fitzroy as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
3CR Community Radio 21 Smith Street, Fitzroy	4.1	Remove from HO464 (Smith Street South Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	4.2	Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
	4.3	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	4.4	Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
	4.5	Update the Hermes Orion listing 211652 to include the revised statement of significance and images and include the place citation as an attachment.

Amended individual heritage places

Recommendations 5–7 for individual places reassessed in accordance with PPN01.

Place	Rec #	Recommendation
Recommendation 5: Retain Sir Robert Peel Hotel, 46 Peel Street, Collingwood as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
The Sir Robert Peel Hotel 46 Peel Street, Collingwood	5.1	Retain HO142 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	5.2	Retain the level of significance as an individually significant heritage place.
	5.3	Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
	5.4	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	5.5	Amend the City of Yarra Database of Heritage Places incorporated document to update the address for the heritage place and to reflect the proposed place name 'The Sir Robert Peel Hotel'.
	5.6	Update the Hermes Orion listing 102801 to include the revised statement of significance, correct place address and include the place citation as an attachment.
Recommendation 6: Retain Glasshouse Hotel, 47–51 Gipps Street, Collingwood as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Glasshouse Hotel 47–51 Gipps Street, Collingwood	6.1	Retain HO103 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	6.2	Retain the level of significance as an individually significant heritage place.
	6.3	Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
	6.4	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	6.5	Amend the City of Yarra Database of Heritage Places incorporated document to reflect the current address of the heritage place.
	6.6	Amend the curtilage for HO103 to be contiguous with the property boundaries for 47–51 Gipps Street, Collingwood (property number 102055).
	6.7	Update the Hermes Orion listing 103164 to include the revised statement of significance, the correct place

Place	Rec #	Recommendation
		address and include the place citation as an attachment.
Recommendation 7: Retain Naughten's Hotel (former), later Citizens Park Hotel and DT's, 164 Church Street, Richmond as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Naughten's Hotel (former), later Citizens Park Hotel and DT's, 164 Church Street, Richmond	7.1	Retain HO379 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	7.2	Retain the level of significance as an individually significant heritage place.
	7.3	Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
	7.4	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	7.5	Amend the City of Yarra Database of Heritage Places incorporated document to reflect the proposed place name 'Naughten's Hotel (former), later Citizens Park Hotel and DT's'.
	7.6	Update the Hermes Orion listing 168588 to include the revised statement of significance, the correct place name and include the place citation as an attachment.

Retain existing significance level within Heritage Overlay precinct

Recommendations 8–11 for individual places within Heritage Overlay precincts, reassessed in accordance with PPN01.

Place	Rec #	Recommendation
Recommendation 8: Retain San Remo Ballroom, 361–365 Nicholson Street, Carlton North as an individually significant place within HO326 (North Carlton Precinct) of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
San Remo Ballroom 361–365 Nicholson Street, Carlton North Note: VicPlan and the City of Yarra Database of Heritage Places record different street numbering for the place address. The latter address has been used.	8.1	Retain in HO326 (North Carlton Precinct)in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	8.2	Retain the level of significance for the following places associated with the place: • 361–365 Nicholson Street Carlton North as individually significant within HO326 • 357 and 359 Nicholson Street Carlton North as non-contributory (two properties) within HO326.
	8.3	Update the Hermes Orion listing 103751 to include the place citation as an attachment.

Place	Rec #	Recommendation
	8.4	No change to the existing Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.
Recommendation 9: Retain Galloway Arms Hotel (former), 115 and 117 Johnston Street, Collingwood as an individually significant place within HO324 (Johnston Street Precinct) of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Galloway Arms Hotel (former) Also known as the Victorian Aids Council and Gay Men's Health Centre (former) 115 and 117 Johnston Street, Collingwood	9.1	Retain in HO324 (Johnston Street Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	9.2	Retain the level of significance as individually significant within HO324.
	9.3	Amend the City of Yarra Database of Heritage Places incorporated document to reflect the correct place name, 'Galloway Arms Hotel (former)'.
	9.4	Update the Hermes Orion listings 89171 and 89169 to include the correct place name and include the place citation as an attachment.
Recommendation 10: Retain Fox's Hotel (former) (later Tower Hotel, The Office Inn and Fox Hotel), 351 Wellington Street, Collingwood as a contributory place within HO321 (Gold Street Precinct) of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Fox's Hotel (former) (later Tower Hotel, The Office Inn and Fox Hotel) 351 Wellington Street, Collingwood	10.1	Retain in HO321 (Gold Street Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	10.2	Retain the level of significance as contributory within HO321.
	10.3	Amend the City of Yarra the Database of Heritage Places incorporated document to update the proposed place name to 'Fox's Hotel (later Tower Hotel, The Office Inn and Fox Hotel)'.
	10.4	Update the Hermes Orion listing 92504 to update the place name and include the place citation as an attachment.
	10.5	No change to the existing Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.
Recommendation 11: Consider the findings of the place citations (prepared in the Part 2 LGBTIQA+ Heritage Study) in any future update to HO324 and HO326 for the following places: • Galloway Arms Hotel (former), also known as the Victorian Aids Council and Gay Men's Health Centre (former) 115 and 117 Johnston Street, Collingwood (HO324) • San Remo Ballroom 365 Nicholson Street, Carlton North (HO326)		

Individual places (VHR)

Recommendations 12-15 for Victorian Heritage Register places assessed.

Place	Rec #	Recommendation
Recommendation 12: Retain St Mark's Anglican Church, 250–260, 268 and 270 George Street, Fitzroy in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
St Mark's Anglican Church 250–260, 268 and 270 George Street, Fitzroy	12.1	Retain HO158 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0553).
	12.2	Update the Hermes Orion listing 101590 (City of Yarra) to include the citation place history as an attachment.
	12.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	12.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.
Recommendation 13: Retain Collingwood Town Hall, 140 Hoddle Street, Abbotsford in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
Collingwood Town Hall 140 Hoddle Street, Abbotsford	13.1	Retain HO17 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0140).
	13.2	Update the Hermes Orion listing 101651 (City of Yarra) to include the citation place history as an attachment.
	13.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	13.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.
Recommendation 14: Retain Fitzroy Town Hall, 201 Napier Street, Fitzroy in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
Fitzroy Town Hall 201 Napier Street, Fitzroy	14.1	Retain HO180 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0147).
	14.2	Update the Hermes Orion listing 103892 (City of Yarra) to include the citation place history as an attachment.

Place	Rec #	Recommendation
	14.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	14.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.
Recommendation 15: Retain Singleton Medical Centre, 162 Wellington Street, Collingwood in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
Singleton Medical Centre Also known as Wet on Wellington 162 Wellington Street, Collingwood	15.1	Retain HO143 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0497).
	15.2	Update the Hermes Orion listing 103892 (City of Yarra) to include the citation place history as an attachment.
	15.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	15.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.

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1 Introduction

1.1 Background

The City of Yarra LGBTIQA+ Heritage Study Places and Objects of Heritage Significance to the LGBTIQA+ Community Parts 1 and 2 (the LGBTIQA+ Heritage Study) builds on work carried out by the Yarra City Council and Heritage Victoria and presented in the following:

- *Yarra LGBTIQ+ Strategy 2021–2024* which was developed in consultation with the LGBTIQ+ community and includes three key priorities: welcoming and celebrating Yarra's LGBTIQ+ community, ensuring an inclusive council and organisational culture, and supporting LGBTIQ+ people and the spaces they love.
- *A History of LGBTIQ+ Victoria in 100 Places and Objects* (100 Places and Objects) which was prepared by Heritage Victoria in collaboration with the Australian Queer Archives (AQuA) in 2021. Among the 100 places and objects, the report identified several places in Yarra.
- *Queer–Ways: Retracing Queer Footprints* (Queer-ways) mural and audio walking tours, developed by Council in partnership with Queer-ways, to further explore and promote the queer history of Yarra.

The LGBTIQA+ Heritage Study has been carried out in two parts; Part 1 and Part 2. The key components of the **Part 1** LGBTIQA+ Heritage Study, undertaken by GML in 2023, were as follows:

- Development of a comprehensive list of 91 places and objects that are of significance to LGBTIQA+ communities in Yarra. The comprehensive list built on the preliminary list provided by Council of 55 places, which included places and objects identified in the two previous studies, the 100 Places and Objects report and the Queer-ways project. The preliminary list was augmented through community engagement and desktop research.
- Recommendations on mechanisms for the retention, planning protection, promotion, celebration and acknowledgment of these places and objects (through statutory or non-statutory mechanisms).
- Preparation of additional sections related to LGBTIQA+ history in Yarra, to be integrated into the existing Yarra Thematic Environmental History (1998) (TEH) when that document is reviewed and updated in the future.

The **Part 2** LGBTIQA+ Heritage Study involved review and assessment of the places and precincts that were identified to have potential heritage significance for LGBTIQA+ communities in the Part 1 study.

1.2 Purpose and objective

The primary objective of the Part 2 LGBTIQA+ Heritage Study were to undertake detailed review and assessment of the places and precincts that were identified to have potential heritage significance for LGBTIQA+ communities in the Part 1 study.

The key tasks undertaken in the Part 2 LGBTIQA+ Heritage Study included:

- detailed review and assessment of five existing Heritage Overlay precincts;
- detailed assessment of 13 individual places (9 local and 4 state) that were identified to have potential heritage significance to the LGBTIQA+ community in the Part 1 LGBTIQA+ Heritage Study (see Table 1.1);
- preparation of new or updated place citations and statements of significance; and
- recommendations on the appropriate statutory planning mechanisms to protect the place's LGBTIQA+ heritage significance, which may inform future planning scheme amendments and/or strategic work undertaken by Yarra City Council.

Table 1.1. Precincts and places assessed in the Part 2 LGBTIQA+ Heritage Study.

Heritage level	Place or precinct
Heritage Overlay precincts	• HO334 South Fitzroy Precinct • HO333 Smith Street Precinct, Fitzroy/Collingwood • HO311 Brunswick Street Precinct • HO318 Collingwood Slope Precinct • HO361 World Heritage Environs Area Precinct
Individual place (existing Heritage Overlay)	• San Remo Ballroom, 365 Nicholson Street, Carlton North (Individually significant within HO326) • 3CR Community Radio, 21 Smith Street, Fitzroy (Contributory within HO464) • Former Victorian Aids Council and Gay Men's Health Centre (Peter Knight Centre), 115 and 117 Johnston Street, Collingwood (Individually significant within HO324) • The Fox Hotel, 351 Wellington Street, Collingwood (Contributory within HO321) • Glasshouse Hotel, 47–51 Gipps Street, Collingwood (HO103; Individually significant) • The Sir Robert Peel Hotel, 46 Peel Street, Collingwood (HO142; Individually significant) • DT's, 164 Church Street, Richmond (HO379; Individually significant)
Individual place (no Heritage Overlay)	• The Laird, 149 Gipps Street, Abbotsford • Former Star Hotel, 176 Hoddle Street, Abbotsford

Heritage level	Place or precinct
Individual place (Victorian Heritage Register)	• St Marks Anglican Church, 250–260 George Street, Fitzroy (H0553) • Fitzroy Town Hall, 201 Napier Street, Fitzroy (H0147) • Collingwood Town Hall, 140 Hoddle Street, Abbotsford (H0140) • Wet on Wellington, 162 Wellington Street, Collingwood (H0497)

1.3 Limitations

Precincts

The assessments and recommendations related to the existing Heritage Overlay precincts were limited to updates to the statements of significance so that they would better reflect the history and values for LGBTIQA+ communities in Yarra.

Planning Practice Note 1 (PPN01, DELWP August 2018) outlines the guidelines for applying the Heritage Overlay and sets out the format of the statement of significance associated with a heritage place. It is understood that the existing statement of significances (for the subject precincts) were prepared prior to the introduction of PPN01 in 2018. This means their format predates the guidelines outlined in PPN01.

While the guidance in PPN01 has informed changes recommended as part of the Part 2 LGBTIQA+ Heritage Study, the existing contents of each existing Heritage Overlay precinct citation and statement of significance were adopted *prima facie*. Formatting changes to the existing statements of significance and citations were used in the preparation of revised precinct statements of significance. This approach allows for LGBTIQA+ values to be incorporated when precinct statements of significance are updated to align with PPN01 in the future.

The scope of the study did not provide for the review of built form, or other historical development patterns or themes, or other social connections in addition to the LGBTIQA+ community.

Historical research

Property building cards (i.e. building permit data), which are typically used to inform an understanding of physical changes and alterations to a place, were not accessible as part of the study, in accordance with Yarra Council's privacy policy.

1.4 Project team

This report was prepared by Freya Keam and reviewed by Dr Christina Dyson.

The detailed assessments and reviews were undertaken by Freya Keam, Mark Huntersmith and Chairim Byun, and reviewed by Dr Christina Dyson.

Katherine Sheedy and Lucy Bracey of Way Back When Consulting Historians prepared the individual place histories and Dr Helen Doyle prepared the locality histories.

1.5 Acknowledgements

We acknowledge the contributions to the LGBTIQA+ Heritage Study by staff from the Yarra City Council, as well as the contributions of the Project Reference Group, the Rainbow Advisory Committee and officers from Heritage Victoria.

We acknowledge the many individuals and organisations within LGBTIQA+ communities who generously contributed their time and knowledge to this study through research requests and interviews, workshops and surveys.

We also acknowledge the research undertaken by historians and specialists in the area of LGBTIQA+ history, including the extensive collection of AQuA and the Archives of Sexuality and Gender. This work has provided a crucial foundation for the study.

1.6 Historical LGBTIQA+ language

The language used in this study takes guidance from the 100 Places and Objects study (2021). An extract on the study's approach to the use of historical LGBTIQA+ language is provided below:

> LGBTIQ+ history and heritage are complex because the language used to refer to people, communities and categories of identity have differed markedly over time and place. The terms lesbian, gay, bisexual, transgender, gender diverse, intersex, queer, asexual, brotherboy and sistergirl have come to be used in the past fifty years as the most respectful and inclusive way to refer to LGBTIQ+ people. In earlier periods a very different set of terms and euphemisms were used to describe people with diverse genders, sexual characteristics and sexualities. The usage of different language often overlapped and has been contested.
>
> This report uses both the language currently in common use – **LGBTIQ+** and **queer** – as well as the historical terminology of the period relevant to the citation. Some of this historical terminology can sit uncomfortably next to the language used by today's communities. By respectfully holding current language and historical terms up in contrast, the report acknowledges the richness and dynamism of the history and heritage of LGBTIQ+ people and communities (Willett et al 2021: 8–9).

It is important to note that since the 100 Places and Objects study was prepared in 2021, the most common shorthand for the community as a whole has evolved from 'LGBTIQ+' to 'LGBTIQA+'. This methodology report and the LGBTIQA+ Heritage Study use the term 'LGBTIQA+' to refer to the people and the communities that are its focus, which reflects the language in current common use at the time this study was prepared and finalised, unless quoting directly from a historical source or interview.

2 Scope and methodology

2.1 Approach

The Part 2 LGBTIQA+ Heritage Study involved the review of five existing Heritage Overlay precincts and detailed assessment of 13 individual places that were identified to have potential heritage significance to the LGBTIQA+ community, at the local or state level, in the Part 1 Study.

The LGBTIQA+ Heritage Study's approach was developed to fulfil the key tasks set out in the consultant project brief dated November 2023, as summarised below.

- Review existing heritage documentation, including previous heritage studies, thematic/typological studies and other key strategic documents to support the detailed assessments.
- Carry out additional historical research, targeted consultation and meetings to support the detailed assessments.
- Undertake site inspections (on foot, from the public domain) and photograph each place in the study.
- Undertake review of five Heritage Overlay precincts, in accordance with PPN01 (see Table 1.1).
- Undertake detailed assessment of 13 individual places (9 local and 4 state), in accordance with PPN01 and the the Victorian Heritage Register Criteria and Threshold Guidelines (see Table 1.1).
- Prepare new or updated place citations and statements of significance.
- Make recommendations on the appropriate statutory planning mechanisms to protect the place's heritage significance, which may inform future planning scheme amendments and/or strategic work undertaken by Yarra City Council.
- Present the study findings to the Project Reference Group, Rainbow Advisory Committee, and Heritage Advisory Committee.

2.2 Methodology

The Part 2 LGBTIQA+ Heritage Study has been prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter), Planning Practice Note 1: Applying the Heritage Overlay (PPN01, DELWP August 2018) and the Victorian Heritage Register Criteria and Threshold Guidelines (Heritage Council Victoria 2022) as relevant.

The following section provides an overview of the assessment approach taken for:

- Heritage Overlay precincts;

- Individual places (local); and
- Individual places (VHR)

This process has informed the study's key findings and recommendations outlined in Section 3.

2.2.1 Heritage Overlay precincts

Scope

The Part 2 LGBTIQA+ Heritage Study included the review of five Heritage Overlay precincts (see Table 2.1). The scope of the review was to understand the LGBTIQA+ history of the precincts and any historical associations with the LGBTIQA+ community, and provide recommendations for additions to the existing Heritage Overlay precinct statements of significance.

Table 2.1 Precincts reviewed in the Part 2 LGBTIQA+ Heritage Study.

Heritage level	Precinct
Heritage Overlay precincts	• HO334 South Fitzroy Precinct • HO333 Smith Street Precinct, Fitzroy/Collingwood • HO311 Brunswick Street Precinct • HO318 Collingwood Slope Precinct • HO361 World Heritage Environs Area Precinct

Comprehensive reassessment of the existing Heritage Overlay precincts was outside the scope of this study, as outlined above in section 1.3.

Methodology

The review of the five existing precinct Heritage Overlays was undertaken to reflect the LGBTIQA+ community's patterns of use, development and activity within these precincts—and how this history ties back to places within the precinct—as identified in the Part 1 Study, including the LGBTIQA+ TEH additions.

Reformatted statements of significance and citations have been prepared for each of the five Heritage Overlay precincts. The statements of significance and citations have been prepared considering the guidance outlined in PPN01. This approach allows for LGBTIQA+ values to be incorporated when the precinct statement of significance is updated to align with PPN01.

The existing contents within the statements of significance and citations were adopted *prima facie*.

2.2.2 Individual places (local)

Scope

The Part 2 LGBTIQA+ Heritage Study involved the detailed heritage assessment of the following individual places and the preparation of citations and statements of significance for each of them, in accordance with PPN01 (see Table 2.2).

Table 2.2 Individual places (local) assessed in the Part 2 LGBTIQA+ Heritage Study.

Heritage level	Place (and pre-existing heritage status)
Individual place (existing Heritage Overlay)	• San Remo Ballroom, 365 Nicholson Street, Carlton North (Individually significant within HO326) • 3CR Community Radio, 21 Smith Street, Fitzroy (Contributory within HO464) • Former Victorian Aids Council and Gay Men's Health Centre (Peter Knight Centre), 115 and 117 Johnston Street, Collingwood (Individually significant within HO324) • The Fox Hotel, 351 Wellington Street, Collingwood (Contributory within HO321) • Glasshouse Hotel, 47–51 Gipps Street, Collingwood (HO103; Individually significant) • The Sir Robert Peel Hotel, 46 Peel Street, Collingwood (HO142; Individually significant) • DT's, 164 Church Street, Richmond (HO379; Individually significant)
Individual place (no Heritage Overlay)	• The Laird, 149 Gipps Street, Abbotsford • Former Star Hotel, 176 Hoddle Street, Abbotsford

Methodology

The individual place citations for those places with existing heritage protection were reviewed and found not to be in the format required by PPN01. Individual place citations were therefore prepared for the seven individual places in an existing Heritage Overlay. Two new individual place citations were also prepared for the two places with no current heritage protection.

The citations and statements of significance were prepared in accordance with the guidelines and format required by PPN01.

The following components are provided in each place citation prepared as part of the detailed assessment. Below is a brief explanation of each component and their purpose in the assessment process.

Historic context and themes

Each place is linked to the City of Yarra Thematic History (1998) and the Yarra Thematic Environmental History—LGBTIQA+ history additions (2023) via the identification of relevant themes, which are listed in a table under the heading 'Themes' in the citation.

Locality history

The locality history is a summary history of the locality. Each locality history discusses the broad development patterns and themes of relevance to the locality—including settlement surveys, subdivisions, and commercial and residential development—and provides local context for the place assessed.

Contextual history

The contextual history is a summary of the relevant developments within the City of Yarra associated with the place type (e.g. hotels, theatres, or churches) and the LGBTIQA+ community (e.g. social life, advocacy, commemoration).

Place history

Detailed histories for each individual place are presented under 'Place history'. These tailored histories focus on the physical development of the place and any relevant social history and identify any important historical associations that might contribute to its significance. Citation histories typically include cadastral information: the initial sale of land, further subdivision/s of the site, and key dates for built development (including alterations). For places with notable historical associations or known architects, a brief biography has been included. Documentary sources for researching place histories included a wide range of material. These are listed in the 'References' section of each citation.

Social value assessment

Part 1 of the study applied standard tests to understand if potential social value was likely. The indicators were informed by the Heritage Council of Victoria's (HCV) Guidance on Identifying Places and Objects of State-level Social Value in Victoria (2019) adapted to the local context. The indicators of social value are outlined in the following table (Table 2.3).

Table 2.3 Standard tests for likely social value, informed by the Heritage Council of Victoria's Guidance on Identifying Places and Objects of State-level Social Value in Victoria (2019).

Likely to meet the local threshold	Unlikely to meet the local threshold
• Demonstrates social value to a community group in the present day. • There is an identifiable community group. • There is a strong attachment of a community group to the place.	• Lacks a community group. • Lacks a strong attachment. • Lacks a time depth (i.e. the association short-lived).

Likely to meet the local threshold	Unlikely to meet the local threshold
• The association is long standing. • The social value resonates across the broad community as part of a story that contributes to Yarra's identity.	• Not resonant across the community. • The social value is historical rather than in the present day. • There is no association between the social value and the place.

The Part 2 LGBTIQA+ Heritage Study involved further testing of the community connections for those places where social values were considered likely and thus recommended for detailed assessment. This was done by:

- considering the history (as documented in the citation) and present use/s to identify communities with a potential connection; and
- seeking out information from online sources that might help confirm and elaborate potential associations or demonstrate that these connections do not or no longer exist.

Broad and targeted community engagement was undertaken in Part 1 of the study and was essential to informing understanding of likely social value. Following completion of the steps above, no further consultation in the Part 2 LGBTIQA+ Heritage Study was deemed necessary to support the assessment of social significance.

Where a place was assessed as having strong associations with an identifiable community group/s, a fuller analysis of social value was included in a section titled 'Community connections' in each place citation and an assessment under Criterion G was prepared.

Description and integrity

Description provides a physical description of each place and was prepared based on the observations of the physical place made during a site inspection from the public domain. The description sets out the physical context (wider setting), other important physical elements (e.g. fence, garden and trees), and building details including size and massing, materials, stylistic influence/s, features of note, and any alterations.

A separate integrity statement is provided following the description to describe the intactness and legibility of each place. This statement was used to inform the subsequent comparative analysis. Considerations included each place's retention of overall original form and massing, external finishes, pattern of fenestration, and architectural detailing and setting, as well as the extent of any visible alterations and whether a place retained physical fabric (including changes) associated with its LGBTIQA+ history or historical association. The physical assessment was primarily based on the fieldwork records and analysis of any change over time using early photographs or plans where available.

Comparative analysis

PPN01 advises that thresholds to be applied in the assessment of significance are state significance and local significance. It stipulates that, 'Local significance includes those places that are important to a particular community or locality'. In accordance with PPN01, to apply a threshold, a comparative analysis was undertaken to substantiate the significance and relative levels of integrity and intactness of each place and precinct. Each citation provides relevant discussion under the subheading 'Comparative analysis'. For the analysis, the assessment team considered a selection of examples (on the HO) that could be directly compared with each subject place in terms of building date, architectural style and/or typology, or historical use and association. As no local heritage study of LGBTIQA+ heritage places has previously been undertaken in Yarra (or elsewhere in Victoria), places identified in the Part 1 study were used as comparative examples to test the significance of a place's historical use by and association with the LGBTIQA+ community.

A concluding discussion then considered how well the subject site compared to the comparative examples.

Assessment against criteria

Where the places were identified as meeting the threshold for 'Local Significance' against one or more heritage criteria, this was noted under the heading 'Assessment against heritage criteria'. The LGBTIQA+ heritage study used the recognised heritage criteria, which are set out in PPN01 as follows (DELWP 2018):[1]

- **Criterion A**: Importance to the course or pattern of our cultural or natural history (historical significance).
- **Criterion B**: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
- **Criterion C**: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- **Criterion D**: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- **Criterion E**: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- **Criterion F**: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- **Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place

[1] Where the criteria states, 'our cultural or natural history', this should be understood as that relating to the City of Yarra.

to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

- **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

A statement of significance was prepared for each place found to meet the threshold for local significance against at least one criterion. Each statement is structured in the format recommended by the PPN01 (DELWP, 2018:2), as follows:

- **What is significant?**—This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that many be exempt from the need for a planning permit.
- **How is it significant?**—Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.
- **Why is it significant?**—The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example '(Criterion G)'.

Recommendations

Statutory recommendations for places assessed are made in accordance with relevant guidelines set out in PPN01 (DELWP 2018).

This section outlines recommended changes to the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme and recommended changes to the City of Yarra Database of Heritage Places incorporated document for each place. Specific recommendations for each place are also listed in Section 3.2.

The proposed curtilage for each place is indicated under 'Extent of overlay'. The recommended curtilage for most individual places recommended by this study is to the extent of the title boundaries, having considered the steps for establishing a curtilage that are presented in PPN01:

> The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely

affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. (DELWP 2018)

2.2.3 Individual places (VHR)

Scope

The Part 2 LGBTIQA+ Heritage Study involved the detailed heritage assessment of four places (Table 2.4) included in the Victorian Heritage Register (VHR). The scope of these assessments was to understand the LGBTIQA+ history of the existing VHR places, and any historical associations with the LGBTIQA+ community, and to determine if the place's potential historical or social significance associated with the LGBTIQA+ community (identified in Part 1) satisfied the state-level tests set out in The Victorian Heritage Register Criteria and Thresholds Guidelines (2022).

Table 2.4 Individual places (VHR) assessed in the Part 2 LGBTIQA+ Heritage Study.

Heritage level	Place or precinct
Individual place (Victorian Heritage Register)	• St Marks Anglican Church, 250–260 George Street, Fitzroy (H0553) • Fitzroy Town Hall, 201 Napier Street, Fitzroy (H0147) • Collingwood Town Hall, 140 Hoddle Street, Abbotsford (H0140) • Wet on Wellington, 162 Wellington Street, Collingwood (H0497)

Methodology

The approach to assessing the potential historical and social values associated with the LGBTIQA+ community for the four places already included in the VHR was informed by the Victorian Heritage Register Criteria and Threshold Guidelines (December 2022) and consultation with Heritage Victoria.

An in-person meeting was held with officers from Heritage Victoria, Yarra City Council and the GML project team on 21 February 2024. The purpose of the meeting was to discuss GML's proposed approach for assessment and to understand potential

opportunities or constraints associated with nominating a place to the VHR on the basis of heritage significance associated with Victoria's LGBTIQA+ history. The following assessment parameters were established:

- to amend an item in the VHR under the *Heritage Act 2017* (Section 62(1)), the potential historical or social significance associated with the LGBTIQA+ community would need to satisfy the state-level threshold for at least one heritage assessment criterion in its own right (i.e. in addition to the existing significance, as outlined in the statement of significance) (statutory process); or
- if the potential historical or social significance associated with the LGBTIQA+ community does not satisfy the state-level threshold, additions or updates to the place history could be made (non-statutory process).

During the assessment process, GML sought further direction from Heritage Victoria (meeting on 29 April 2024). The purpose of this meeting was to confirm whether assessed local heritage values could be captured in an existing VHR statement of significance, similar to the format of the Statement of Significance for Royal Park (H2337; registered 23 October 2014), which notes:

> Royal Park is also significant for the following reasons, but not at State level.[2]

It was confirmed that this is no longer an approach that is supported by HCV, noting that it is the preference of the Council that local heritage values are identified and managed by the relevant local government authority.

The individual place citations for the four places included in the VHR were prepared in accordance with the approach outlined in Section 2.1.2. An additional **state-level** assessment was undertaken in accordance with the Victorian Heritage Register Criteria and Threshold Guidelines (December 2022).

[2] Victorian Heritage Database, 'Royal Park', accessed May 2024.

3 Key findings and recommendations

A total of five precincts were reviewed and 13 individual places were assessed as part of the Part 2 LGBTIQA+ Heritage Study. The outcomes of the precinct reviews and individual place assessments were as follows.

3.1 Heritage Overlay precincts

Findings

Most of the places identified to be of potential heritage significance to the LGBTIQA+ community in the Part 1 study already have some heritage protection within one of the existing large Heritage Overlay precincts.

The existing statements of significance for these precinct Heritage Overlays are, however, largely focused on the patterns of residential and commercial development of the areas over time, which is reflected in the building typologies (e.g. mixed period residential precincts and commercial shopping strips, former warehouses and factories), as well as other factors such as the subdivision plans, street layouts and street plantings.

The review of the five Heritage Overlay precincts found that this existing level of protection (i.e. inclusion within the Heritage Overlay precinct) is sufficient to manage the built fabric of individual places that embodies the historical and social significance associated with the LGBTIQA+ community in Yarra.

It was found that this significance could be more clearly articulated in the statement of significance for each precinct. To achieve this, succinct additions were made to the existing precinct history through the introduction of a new subheading to reflect the LGBTIQA+ community's patterns of use, development and activity within these precincts (and how this history ties back to places within the precinct). Additions to the existing statement of significance (e.g. under 'What', 'How', 'Why'). Further, minor text edits (relocations, deletions and additions) to the existing statement of significance text were made to better align with PPN01.

The scope of the Part 2 LGBTIQA+ Heritage Study was limited to LGBTIQA+ heritage significance only. The City of Yarra's Heritage Strategy 2019–2030 outlines Council's approach to reviewing and updating precinct statements of significance and citations. Heritage advice prepared to support the Fitzroy Collingwood built form planning controls recommends a new Gertrude Street heritage precinct. Both pieces of work overlap with the recommendations outlined in this report. The additions proposed in Appendix A of the Part 2 LGBTIQA+ Heritage Study should be considered and incorporated into any future updates to Yarra's existing heritage precinct citations and statements of significance, so

that they align with PPN01 and are inclusive of all identified heritage values of the precincts.

Recommendations

Table 3.1 Recommendation 1 for precincts reviewed.

Precincts	Rec #	Recommendation
Precincts • HO334 South Fitzroy Precinct • HO333 Smith Street Precinct, Fitzroy/Collingwood • HO311 Brunswick Street Precinct • HO318 Collingwood Slope Precinct • HO361 World Heritage Environs Area Precinct	1	Consider the recommended additions outlined in this Part 2 LGBTIQA+ Heritage Study (Appendix A) as part of any future heritage reviews to update Yarra's existing heritage precinct statements of significance.

3.2 Individual places (local)

3.2.1 New individual heritage places

Findings

Three individual places were found to meet the threshold for local significance as individually significant places.

These places are recommended for inclusion in Schedule 43.01 Heritage Overlay of the Yarra Planning Scheme as new individual Heritage Overlays.

Citations and statements of significance for each of these places are provided in Appendix B: Individual place citations (local).

Recommendations

Table 3.2 Recommendations 2–4 for individual places (local) assessed as meeting the threshold for local significance.

Place	Rec #	Recommendation
Recommendation 2: Include the Laird O'Cockpen Hotel (The Laird), 149 Gipps Street, Abbotsford as an individual heritage place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		

Place	Rec #	Recommendation
The Laird O'Cockpen Hotel (The Laird) 149 Gipps Street, Abbotsford	2.1	Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
	2.2	Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
	2.3	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	2.4	Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
	2.5	Create a Hermes Orion listing for The Laird O'Cockpen Hotel (The Laird) and include the place citation as an attachment.
Recommendation 3: Include the Morning Star Hotel (former), 176 Hoddle Street, Abbotsford as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Morning Star Hotel (former) 176 Hoddle Street, Abbotsford	3.1	Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
	3.2	Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
	3.3	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	3.4	Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
	3.5	Create a Hermes Orion listing for the Morning Star Hotel (former) and include the place citation as an attachment.
Recommendation 4: Include 3CR Community Radio, 21 Smith Street, Fitzroy as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
3CR Community Radio 21 Smith Street, Fitzroy	4.1	Remove from HO464 (Smith Street South Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	4.2	Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.

Place	Rec #	Recommendation
	4.3	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	4.4	Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
	4.5	Update the Hermes Orion listing 211652 to include the revised statement of significance and images and include the place citation as an attachment.

3.2.2 Amended individual heritage places

Findings

Three existing individually significant places in the Yarra Planning Scheme were reassessed in accordance with PPN01.

These three places are recommended for retention in Schedule 43.01 Heritage Overlay of the Yarra Planning Scheme as individual Heritage Overlays. It is also recommended that the revised statements of significance be incorporated in the Yarra Planning Scheme.

The recent Planning Panel report for Amendment C426melb (January 2024) has determined that every heritage place should have an incorporated statement of significance referenced in the schedule to the Heritage Overlay (Planning Panels Victoria 2024: 39).

PPN01 also provides the following guidance on the incorporation of statements of significance (DELWP 2018):

> A statement of significance **must be incorporated** in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018.
>
> This requirement does not apply to a heritage place included in the schedule by an amendment prepared or authorised by the Minister for Planning under section 8(1)(b) or section 8A(4) of the Planning and Environment Act 1987 before 31 October 2018.
>
> A statement of significance **may** be incorporated for any heritage place included in the schedule before 31 July 2018 or by an amendment that the exemption applies to.
>
> If a statement of significance is incorporated in the planning scheme, the name of the statement must be specified in the schedule to the overlay.
>
> All statements of significance, incorporated or otherwise, are securely stored by the department.

Citations and statements of significance for each of these places are provided in Appendix B: Individual place citations (local).

Recommendations

Table 3.3 Recommendations 5–7 for individual places reassessed in accordance with PPN01.

Place	Rec #	Recommendation
Recommendation 5: Retain Sir Robert Peel Hotel, 46 Peel Street, Collingwood as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
The Sir Robert Peel Hotel 46 Peel Street, Collingwood	5.1	Retain HO142 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	5.2	Retain the level of significance as an individually significant heritage place.
	5.3	Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
	5.4	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	5.5	Amend the City of Yarra Database of Heritage Places incorporated document to update the address for the heritage place and to reflect the proposed place name 'The Sir Robert Peel Hotel'.
	5.6	Update the Hermes Orion listing 102801 to include the revised statement of significance, correct place address and include the place citation as an attachment.
Recommendation 6: Retain Glasshouse Hotel, 47–51 Gipps Street, Collingwood as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Glasshouse Hotel 47–51 Gipps Street, Collingwood	6.1	Retain HO103 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	6.2	Retain the level of significance as an individually significant heritage place.
	6.3	Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
	6.4	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	6.5	Amend the City of Yarra Database of Heritage Places incorporated document to reflect the current address of the heritage place.
	6.6	Amend the curtilage for HO103 to be contiguous with the property boundaries for 47–51 Gipps Street, Collingwood (property number 102055).

Place	Rec #	Recommendation
	6.7	Update the Hermes Orion listing 103164 to include the revised statement of significance, the correct place address and include the place citation as an attachment.
Recommendation 7: Retain Naughten's Hotel (former), later Citizens Park Hotel and DT's, 164 Church Street, Richmond as an individually significant place in the Heritage Overlay of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Naughten's Hotel (former), later Citizens Park Hotel and DT's, 164 Church Street, Richmond	7.1	Retain HO379 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	7.2	Retain the level of significance as an individually significant heritage place.
	7.3	Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
	7.4	Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
	7.5	Amend the City of Yarra Database of Heritage Places incorporated document to reflect the proposed place name 'Naughten's Hotel (former), later Citizens Park Hotel and DT's'.
	7.6	Update the Hermes Orion listing 168588 to include the revised statement of significance, the correct place name and include the place citation as an attachment.

3.2.3 Retain existing significance level within Heritage Overlay precinct

Findings

Two places were found to be of historical and/or social significance to the LGBTIQA+ community in Yarra. However, for each of these places it is not recommended to change the place's current significance level.

Due to the nature of LGBTIQA+ history, many of the places identified to be of potential heritage significance in Part 1 were identified as important not so much for their physical fabric but for their intangible values associated with the events or services or activities that took place at a particular location. The task of the Part 2 LGBTIQA+ Heritage Study involved further detailed place assessments to demonstrate whether the identified intangible values are connected to the physical fabric of a place to determine whether the Heritage Overlay may be appropriately applied.

PPN01 requires generally that heritage places retain physical evidence of these associations to support protection through the planning scheme. PPN01 states:

> Planning is about managing the environment and its changes. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible, but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage, and the Heritage Overlay may be applied. **If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community**.

It was found that the existing mechanism (inclusion within a Heritage Overlay precinct) and current controls applied through the Schedule to the Heritage Overlay were sufficient to manage the place's heritage significance at this time.

The Fox Hotel was found to be of historical and social importance to the LGBTIQA+ community but was not considered to meet the threshold for local heritage significance when compared to other similar places.

We note that in the Yarra Planning Scheme, the statements of significance for these precincts were prepared prior to introduction of PPN01 in 2018. It is recommended that the historical importance of these places to the LGBTIQA+ community, as well as other community groups, be considered as part of future heritage precinct reviews.

Citations for each of these places are provided in Appendix B.

Recommendations

Table 3.4 Recommendations 8–11 for individual places within Heritage Overlay precincts, reassessed in accordance with PPN01.

Place	Rec #	Recommendation
Recommendation 8: Retain San Remo Ballroom, 361–365 Nicholson Street, Carlton North as an individually significant place within HO326 (North Carlton Precinct) of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
San Remo Ballroom 361–365 Nicholson Street, Carlton North Note: VicPlan and the City of Yarra Database of Heritage Places record different street numbering for the place address. The latter address has been used.	8.1	Retain in HO326 (North Carlton Precinct)in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	8.2	Retain the level of significance for the following places associated with the place: • 361–365 Nicholson Street Carlton North as individually significant within HO326 • 357 and 359 Nicholson Street Carlton North as non-contributory (two properties) within HO326.
	8.3	Update the Hermes Orion listing 103751 to include the place citation as an attachment.
	8.4	No change to the existing Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

Place	Rec #	Recommendation
Recommendation 9: Retain Galloway Arms Hotel (former), 115 and 117 Johnston Street, Collingwood as an individually significant place within HO324 (Johnston Street Precinct) of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Galloway Arms Hotel (former) Also known as the Victorian Aids Council and Gay Men's Health Centre (former) 115 and 117 Johnston Street, Collingwood	9.1	Retain in HO324 (Johnston Street Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	9.2	Retain the level of significance as individually significant within HO324.
	9.3	Amend the City of Yarra Database of Heritage Places incorporated document to reflect the correct place name, 'Galloway Arms Hotel (former)'.
	9.4	Update the Hermes Orion listings 89171 and 89169 to include the correct place name and include the place citation as an attachment.
Recommendation 10: Retain Fox's Hotel (former) (later Tower Hotel, The Office Inn and Fox Hotel), 351 Wellington Street, Collingwood as a contributory place within HO321 (Gold Street Precinct) of the Yarra Planning Scheme and action the detailed recommendations below to implement the findings.		
Fox's Hotel (former) (later Tower Hotel, The Office Inn and Fox Hotel) 351 Wellington Street, Collingwood	10.1	Retain in HO321 (Gold Street Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
	10.2	Retain the level of significance as contributory within HO321.
	10.3	Amend the City of Yarra the Database of Heritage Places incorporated document to update the proposed place name to 'Fox's Hotel (later Tower Hotel, The Office Inn and Fox Hotel)'.
	10.4	Update the Hermes Orion listing 92504 to update the place name and include the place citation as an attachment.
	10.5	No change to the existing Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.
Recommendation 11: Consider the findings of the place citations (prepared in the Part 2 LGBTIQA+ Heritage Study) in any future update to HO324 and HO326 for the following places: • Galloway Arms Hotel (former), also known as the Victorian Aids Council and Gay Men's Health Centre (former) 115 and 117 Johnston Street, Collingwood (HO324) • San Remo Ballroom 365 Nicholson Street, Carlton North (HO326)		

3.3 Individual places (VHR)

Findings

Four places included in the VHR were assessed to determine if their potential historical or social significance associated with the LGBTIQA+ community (identified in Part 1) would satisfy the threshold for state-level significance.

These places were found not to satisfy the threshold for state-level significance. It is recommended that the place histories prepared as part of this study are provided to Heritage Victoria so that updates to the VHR place histories can be considered (non-statutory process).

These places were found to be of historical and/or social significance to the LGBTIQA+ community, as well as other community groups, at the local level. Through the course of this study, it was found that statutory changes at the local level—for example, amendments to the Schedule to the Heritage Overlay (Clause 43.01), amendments to the City of Yarra Database of Heritage Places, or amendments to an incorporated statement of significance in the of the Yarra Planning Scheme—were limited as the *Heritage Act 2017* does not allow for duplication of controls under the *Planning and Environment Act 1987.* Therefore, it was found that the existing registration in the VHR was sufficient to manage the place's heritage significance at this time.

For the four VHR places, consideration should nevertheless be given to the non-statutory recommendations made in Part 1 of this study to promote, acknowledge, and celebrate their LGBTIQA+ histories and associations.

Citations for each of these places are provided in Appendix C: Individual place citations (VHR).

Recommendations

Table 3.5 Recommendations 12-15 for Victorian Heritage Register places assessed.

Place	Rec #	Recommendation
Recommendation 12: Retain St Mark's Anglican Church, 250–260, 268 and 270 George Street, Fitzroy in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
St Mark's Anglican Church 250–260, 268 and 270 George Street, Fitzroy	12.1	Retain HO158 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0553).
	12.2	Update the Hermes Orion listing 101590 (City of Yarra) to include the citation place history as an attachment.

Place	Rec #	Recommendation
	12.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	12.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.
Recommendation 13: Retain Collingwood Town Hall, 140 Hoddle Street, Abbotsford in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
Collingwood Town Hall 140 Hoddle Street, Abbotsford	13.1	Retain HO17 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0140).
	13.2	Update the Hermes Orion listing 101651 (City of Yarra) to include the citation place history as an attachment.
	13.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	13.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.
Recommendation 14: Retain Fitzroy Town Hall, 201 Napier Street, Fitzroy in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		
Fitzroy Town Hall 201 Napier Street, Fitzroy	14.1	Retain HO180 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0147).
	14.2	Update the Hermes Orion listing 103892 (City of Yarra) to include the citation place history as an attachment.
	14.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	14.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.
Recommendation 15: Retain Singleton Medical Centre, 162 Wellington Street, Collingwood in the Victorian Heritage Register and action the detailed recommendations below to implement the findings.		

Place	Rec #	Recommendation
Singleton Medical Centre Also known as Wet on Wellington 162 Wellington Street, Collingwood	15.1	Retain HO143 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0497).
	15.2	Update the Hermes Orion listing 103892 (City of Yarra) to include the citation place history as an attachment.
	15.3	Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
	15.4	Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.

4 References

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Appendices

5 Appendices

Appendix A

Heritage Overlay precincts

Appendix B

Individual place citations (local)

Appendix C

Individual place citations (VHR)

Appendix A—Heritage Overlay precincts

HO334 South Fitzroy Precinct

Preamble

For HO334 South Fitzroy Precinct, GML's suggested text additions are made to the heritage assessment and statement of significance for the precinct provided in the following document:

- 'South Fitzroy Precinct Statement of Significance', last revised as part of the City of Yarra Review of Heritage Overlay Areas, prepared by Graeme Butler & Associates (HERMES No. 73450).

It is understood that the existing statement of significance for HO334 in the Yarra Planning Scheme was prepared prior to the introduction of *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018). It is recommended that the following recommended additions are considered when the HO334 Statements of Significance is updated in the future to comply with PPN01.

Note to reader

GML's suggested changes are indicated in different coloured fonts:

- blue font indicates additions informed by the findings of this Study;
- green font indicates minor text relocations, deletions and additions to the existing content of the statement of significance, and to better conform with PPN01; and
- orange font indicates proposed relocation of historical text and creation of a separate section to better conform with PPN01.

Numbers in brackets refer to footnotes in the 'South Fitzroy Precinct Statement of Significance' (HERMES No. 73450).

HO334 South Fitzroy Precinct

~~**Component streets include:**~~

~~Alexandra Parade, Argyle Street, Bach Lane, Bell Street, Brunswick Place, Brunswick Street, Cecil Street, Chapel Street, Charles Place, Charles Street, Condell Street, Cremorne Street, Elliot Street, Fishers Lane, Fitzroy Street, Garfield Street, George Street, Gertrude Street, Gore Street, Graham Street, Greeves Street, Hanover Street, Hargreaves Street, Henry Street, Hertford Street, Highett Place, Hodgson Street, James Street, John Street, Johnston Street, Kent Street, Kerr Street, King William Street, Leicester Street, Little Charles Street, Little George Street, Little Gore Street, Little Hanover Street, Little Napier Street, Little Smith Street, Little Victoria Parade, Little Victoria Street, Mahoney Street, Marion Street, Moor Street, Napier Lane, Napier Place, Napier Street, Nicholson Street, Palmer Street, Princes Street, Regent Street, Rochester Street, Rose Street, Royal Lane, Smith Street, Spring Street, St David Street, Victoria Parade, Victoria Street, Webb Street, Westgarth Street, Wood Street, Young Street.~~

What is significant?

The South Fitzroy Precinct, a predominantly 19th and early 20th century commercial and retail precinct is significant.

The precinct comprises properties in Alexandra Parade, Argyle Street, Bach Lane, Bell Street, Brunswick Place, Brunswick Street, Cecil Street, Chapel Street, Charles Place, Charles Street, Condell Street, Cremorne Street, Elliot Street, Fishers Lane, Fitzroy Street, Garfield Street, George Street, Gertrude Street, Gore Street, Graham Street, Greeves Street, Hanover Street, Hargreaves Street, Henry Street, Hertford Street, Highett Place, Hodgson Street, James Street, John Street, Johnston Street, Kent Street, Kerr Street, King William Street, Leicester Street, Little Charles Street, Little George Street, Little Gore Street, Little Hanover Street, Little Napier Street, Little Smith Street, Little Victoria Parade, Little Victoria Street, Mahoney Street, Marion Street, Moor Street, Napier Lane, Napier Place, Napier Street, Nicholson Street, Palmer Street, Princes Street, Regent Street, Rochester Street, Rose Street, Royal Lane, Smith Street, Spring Street, St David Street, Victoria Parade, Victoria Street, Webb Street, Westgarth Street, Wood Street, Young Street.

The following elements contribute to the significance of the precinct:

Contributory elements

- mainly (but not exclusively) detached and attached Victorian-era and Edwardian-era houses, having typically:
  - Pitched gabled or hipped roofs, with many facade parapets,
  - One and two storey wall heights but with some isolated landmark 3-5 storey buildings,

  - Face brick (red, bichrome and polychrome), bluestone or stucco walls, some weatherboard;
  - Slate, corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles;
  - Chimneys of either stucco finish (with moulded caps) or of face matching brickwork with corbelled capping courses;
  - Post-supported verandah elements facing the street, set out on two levels as required with cast-iron (typically mid to late Victorian-era) or timber detailing (typically Edwardian-era or early Victorian-era) also some use of arcaded masonry verandahs;
  - Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;
- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the pre Second War era.
- Mature street tree plantings (plane and elm trees)
- Subdivision pattern that draws from Government surveyed rectangular lots, typically of between about 12 and 28 acres, and then developed privately but within a framework that encouraged continuity of street alignment and allotment size;
- Hoddle's early survey grid expressed as main roads, such as Nicholson Street, Victoria Parade, Alexandra Parade, Johnston Street and Smith Street;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;
- Public artwork that references and celebrates LGBTIQA+ history and associations, including *Courage* by sculptor William Eicholtz (2014) at Whitlam Place, 209-217 Napier Street, Fitzroy;
- Some distinctive rear and side service lanes or rights-of-way, with substantial boundary walls, stable and loft structures, night soil hatches and privies;
- Early institutions such as St Vincent's Hospital and The Convent of Mercy.

~~First subdivisions~~

~~The first 'suburban' land allotments to be sold outside of the Melbourne town reserve were in the areas now known as Fitzroy, Collingwood, and Richmond. The allotments were numbered 1 to 88. The first 47 made up what was to become the municipality of Richmond, while numbers 48 to 88 covered the area known colloquially in the mid-nineteenth century as the 'district of Collingwood'. These 'Collingwood' allotments lay to the north-east of the City of Melbourne, and covered the area bounded in the west by Nicholson Street, to the east by the Yarra River, to the north by Reilly Street (now Alexandra Parade), and to the south by Victoria Parade (originally called Simpson's~~

~~Road). The smaller portion of this `Collingwood' area, the land bounded by Nicholson Street, Smith Street, Victoria Parade and Alexandra Parade, became to be known as Fitzroy.(117)~~

~~The original allotments in Fitzroy were of varying sizes, most falling between about 12 acres (facing Victoria Parade) and 28 acres, a size suitable for large estates, and small-scale rural or semi-industrial pursuits such as dairy farms, market gardens, and brickyards.(118) Accordingly, land reserved by the Government for roads in the Fitzroy area consisted only of Nicholson Street, Victoria Parade, Alexandra Parade (known variously as Darebin or Reilly Street), Johnston Street and Smith Street.(119) In 1838-39, following the first land sale there were no controls imposed upon the purchasers of land in Fitzroy in terms of the way they could subdivide and resell the land. As land changed hands and was progressively subdivided throughout the 1840s, a peculiar street layout emerged. Though the Government roads provided a framework for a regular pattern of roads which made it easy for speculators to proceed with subdivisions, the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or coordination between landowners, led to the emergence of an ad-hoc street pattern and layout of allotments in South Fitzroy (120)~~

~~The first main non-Government streets to be laid out by landowners in Fitzroy were Brunswick and Gertrude Streets. These two streets became the most important non-Government streets in South Fitzroy, mainly because their original line and length were extended by a number of successive landowners and subdividers. This contrasted strongly with the disparate pattern of subdivision and street layout which developed in other allotments in South Fitzroy.~~

~~Alignment of Streets~~

~~In 1854, the Victorian Parliament passed a special Act of Parliament, known as the *Act for Improvements in Fitz Roy Ward in the City of Melbourne*, designed to solve the street alignment problems in South Fitzroy. In the 1850s and 1860s, local politics in the Fitzroy-Collingwood area were concerned largely with the realignment of the worst of these *ad hoc* streets.~~

~~Building Act~~

~~The Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne (1849) (121) came into effect from the beginning of 1850,(122) enforcing fireproof construction and minimum street widths in the City of Melbourne, then including Fitzroy (and excluding Collingwood and Richmond). Under the provisions of the Act wooden or iron buildings could only be constructed with a prescribed set-back from the adjacent buildings and from the street.(123) Without a setback of at least one-third of its height (or eight feet, if the building was less than 24 feet in height), any new~~

~~building was required to be constructed of brick and/or stone. As a result of the Melbourne Building Act, 1850s Fitzroy buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.(124) At this time, the influx of gold rush immigrants increased the demand for housing in the fledgling metropolis. The introduction of the Act considerably slowed the rate at which new houses could be built, with the result that supply fell far short of demand. (125) By 1891, only 51% of Collingwood's houses were brick or stone (outside of the Act) while in Fitzroy, the figure had risen to 83% as a direct outcome of the legislation.(126)~~

~~Consolidation~~

~~The 1860s-1870s was a period of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent along Gertrude and Brunswick Streets, and along Smith Street. The 1870s and 1880s saw the replacement of many earlier single-fronted shop buildings with rows of shops.~~

~~Public transport~~

~~The first power-driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city and divided into two routes: one ran along Gertrude Street to Smith Street and the other continued northward along Nicholson Street. Another route ran down Brunswick Street.(127) These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts.~~

~~Industry~~

~~Industry, which had barely existed in Fitzroy in the 1850s had grown considerably by the 1870s and a number of major factories were being built and extended in the 20th century up to the Great War and beyond, including the famous MacRobertson Confectionary factory which started in Argyle Street in the 1880s.(128) The large factories and warehouses from this later period tower above the predominantly low rise nature of the early residential development.~~

~~Major Institutions~~

~~Along with the early development of the suburb and its proximity to Melbourne City, was the development of major institutions on its fringe, in particular, St Vincent's Hospital and The Convent of Mercy (Victorian Heritage Register), both of Roman Catholic origin.~~

The Convent of Mercy and Academy of Mary Immaculate was founded in 1857 and consists of a number of buildings constructed over a period of thirty years at the corner of Palmer and Nicholson Streets. The complex is significant for its long-term and continuing association with Catholic education in Victoria (129).

St Vincent's was founded in a Victoria Parade terrace house row by the Irish Order, The Sisters of Charity, in 1893; the complex eventually becoming the suburb's largest charitable institution. In 1905 they moved into a new four storey hospital building and by 1914 they were the second busiest hospital in Melbourne, benefiting from support provided by Fitzroy Council, the Fitzroy Football Club and the legendary John Wren. The Healy Wing was opened in 1928 and other wings followed, with the current complex covering a site bounded by Victoria Parade, Nicholson Street, Fitzroy Street and Gertrude Street. (130) A notable recent design was the St Vincent's Private Hospital since added to and altered.

Conclusion

An extraordinary amount of comparatively homogeneous nineteenth century building stock has survived in Fitzroy, as compared to either the City of Melbourne or neighbouring suburbs such as Collingwood or Richmond. Some 22% of the buildings in the Heritage Overlay Area are individually significant compared with, for example, other large residential areas such as 7% for North Fitzroy or 9% for North Carlton. Some 18% of South Fitzroy buildings were erected by the 1860s as a demonstration of its early origins.

Main development era

The main development period in the South Fitzroy Heritage Overlay Area is that of the Victorian era with a substantial contribution from the Edwardian period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses, having typically:

- Pitched gabled or hipped roofs, with many facade parapets,
- One and two storey wall heights but with some isolated landmark 3-5 storey buildings,
- Face brick (red, dichrome and polychrome), bluestone or stucco walls, some weatherboard;
- Slate, corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face matching brickwork with corbelled capping courses;

- ~~Post-supported verandah elements facing the street, set out on two levels as required with cast-iron (typically mid to late Victorian-era) or timber detailing (typically Edwardian-era or early Victorian-era) also some use of arcaded masonry verandahs;~~
- ~~Less than 40% of the street wall face comprised with openings such as windows and doors; and~~
- ~~Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;~~

~~Contributory elements also include:~~

- ~~Corner shops and residences with display windows and zero boundary setbacks.~~
- ~~Well preserved buildings from the pre Second War era.~~
- ~~Mature street tree plantings (plane and elm trees)~~
- ~~Subdivision pattern that draws from Government surveyed rectangular lots, typically of between about 12 and 28 acres, and then developed privately but within a framework that encouraged continuity of street alignment and allotment size;~~
- ~~Hoddle's early survey grid expressed as main roads, such as Nicholson Street, Victoria Parade, Alexandra Parade, Johnston Street and Smith Street;~~
- ~~Public infrastructure, expressive of the Victorian and Edwardian eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;~~
- ~~Some distinctive rear and side service lanes or rights-of-way, with substantial boundary walls, stable and loft structures, night soil hatches and privies;~~
- ~~Early institutions such as St Vincent's Hospital and The Convent of Mercy.~~

How is it significant?

HO334 South Fitzroy Heritage Overlay Area is of historical, ~~and~~ aesthetic and social significance to the City of Yarra.

~~HO334 South Fitzroy Heritage Overlay Area is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)~~

Why is it significant?

The South Fitzroy Heritage Overlay Area is historically significant:

- As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;
- For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.
- As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned

suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;

- As a good example of the successful application of the *Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne* (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.
- For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area, and
- For the concentration of LGBTIQA+ businesses and queer friendly venues that demonstrate Gertrude Street's and the adjoining area's historical and contemporary connections with the LGBTIQA+ community and its activism since the 1970s, reflected also in public artworks that reference and celebrate important events and figures in LGBTIQA+ history, namely *Courage* by sculptor William Eicholtz (2014).

The South Fitzroy Heritage Overlay Area is aesthetically significant:

- As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.
- For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the *Melbourne Building Act*, 1849
- For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.
- For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.
- For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb.

The South Fitzroy Heritage Overlay Area is socially significant:

- As an area which is an important gathering place for the LGBTIQA+ community, demonstrated by the high volume of queer owned and queer friendly businesses which have been established within the south Fitzroy commercial area centring around Gertrude Street, as well as the Smith Street commercial strip, since at least

the 1970s. These businesses are sustained today and demonstrate the LGBTIQA+ community's strong association with the area.

The South Fitzroy Precinct (HO334) is within close proximity to the Royal Exhibition Building and is adjacent to the World Heritage Environs Area precinct. The nineteenth century development and character of the South Fitzroy Precinct contributes to the broader setting and context of the Royal Exhibition Building. Views and vistas of the Royal Exhibition Building from within the South Fitzroy Precinct, including views to the dome from Gertrude Street, are also an important feature of the precinct.

Other recommendations for HO334

- N/A

Precinct history

Historical context

Add historical theme headings relevant to HO334 from:

- City of Yarra Heritage Review Thematic History (Allom Lovell & Associates, 1998)
- Yarra Thematic Environmental History—LGBTIQA+ history additions (GML 2023)

First subdivisions

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The original allotments in Fitzroy were of varying sizes, most falling between about 12 acres (facing Victoria Parade) and 28 acres, a size suitable for large estates, and small-scale rural or semi-industrial pursuits such as dairy farms, market gardens, and brickyards.(118) Accordingly, land reserved by the Government for roads in the Fitzroy area consisted only of Nicholson Street, Victoria Parade, Alexandra Parade (known variously as Darebin or Reilly Street), Johnston Street and Smith Street.(119) In 1838-39, following the first land sale there were no controls imposed upon the purchasers of

land in Fitzroy in terms of the way they could subdivide and resell the land. As land changed hands and was progressively subdivided throughout the 1840s, a peculiar street layout emerged. Though the Government roads provided a framework for a regular pattern of roads which made it easy for speculators to proceed with subdivisions, the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or coordination between landowners, led to the emergence of an ad-hoc street pattern and layout of allotments in South Fitzroy (120)

The first main non-Government streets to be laid out by landowners in Fitzroy were Brunswick and Gertrude Streets. These two streets became the most important non-Government streets in South Fitzroy, mainly because their original line and length were extended by a number of successive landowners and subdividers. This contrasted strongly with the disparate pattern of subdivision and street layout which developed in other allotments in South Fitzroy.

Alignment of Streets

In 1854, the Victorian Parliament passed a special Act of Parliament, known as the *Act for Improvements in Fitz Roy Ward in the City of Melbourne*, designed to solve the street alignment problems in South Fitzroy. In the 1850s and 1860s, local politics in the Fitzroy-Collingwood area were concerned largely with the realignment of the worst of these *ad hoc* streets.

Building Act

The Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne (1849) (121) came into effect from the beginning of 1850,(122) enforcing fireproof construction and minimum street widths in the City of Melbourne, then including Fitzroy (and excluding Collingwood and Richmond). Under the provisions of the Act wooden or iron buildings could only be constructed with a prescribed set-back from the adjacent buildings and from the street.(123) Without a setback of at least one-third of its height (or eight feet, if the building was less than 24 feet in height), any new building was required to be constructed of brick and/or stone. As a result of the Melbourne Building Act, 1850s Fitzroy buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.(124) At this time, the influx of gold rush immigrants increased the demand for housing in the fledgling metropolis. The introduction of the Act considerably slowed the rate at which new houses could be built, with the result that supply fell far short of demand. (125) By 1891, only 51% of Collingwood's houses were brick or stone (outside of the Act) while in Fitzroy, the figure had risen to 83% as a direct outcome of the legislation.(126)

Consolidation

The 1860s-1870s was a period of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent along Gertrude and Brunswick Streets, and along Smith Street. The 1870s and 1880s saw the replacement of many earlier single-fronted shop buildings with rows of shops.

Public transport

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city and divided into two routes: one ran along Gertrude Street to Smith Street and the other continued northward along Nicholson Street. Another route ran down Brunswick Street.(127) These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts.

Industry

Industry, which had barely existed in Fitzroy in the 1850s had grown considerably by the 1870s and a number of major factories were being built and extended in the 20th century up to the Great War and beyond, including the famous MacRobertson Confectionary factory which started in Argyle Street in the 1880s.(128) The large factories and warehouses from this later period tower above the predominantly low rise nature of the early residential development.

Major Institutions

Along with the early development of the suburb and its proximity to Melbourne City, was the development of major institutions on its fringe, in particular, St Vincent's Hospital and The Convent of Mercy (Victorian Heritage Register), both of Roman Catholic origin.

The Convent of Mercy and Academy of Mary Immaculate was founded in 1857 and consists of a number of buildings constructed over a period of thirty years at the corner of Palmer and Nicholson Streets. The complex is significant for its long-term and continuing association with Catholic education in Victoria (129).

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Street. (130) A notable recent design was the St Vincent's Private Hospital since added to and altered.

LGBTIQA+ community

The suburbs of Carlton, Parkville, Fitzroy, and at the southern end of Brunswick became one of the hubs of countercultural experimentation in the form of communes, activism and sexual revolution in the period of 1960s–1980s.[1] The presence of lesbian and feminist movement was also very strong in this early countercultural hub. The Women's Cultural Palace (January–December 1979) at 74 Moor Street, Fitzroy (individually significant in HO334), is the one of few surviving sites representative of lesbian and feminist organisations, with other sites in the Melbourne CBD having been demolished.[2] In Fitzroy and Carlton, the regularity of graffiti, particularly those by the Radicalesbians, became so common in the early 1970s that the police claimed they could identify handwritings.[3]

Following the decriminalisation of homosexuality in Victoria in 1981, a more visible and openly gay and lesbian commercial 'precinct' had emerged over the 1980s in Collingwood, colloquially known as 'Northside', the south Fitzroy commercial area centring around Gertrude Street, as well as the Smith Street commercial strip, continued to support the LGBTIQA+ community ever since. In 1997, there were reported to be about 45 businesses that catered for queer people in this general area.[4] Some businesses that have had longer term associations with the LGBTIQA+ community include the Builders Arms Hotel at 211 Gertrude Street (hosted the Queer and Alternative nights from 1996 to 2005); Rose Chong Costumier at 218 Gertrude Street (business familiar to the party scene and Drag Queen performers); and queer bookshop and important gathering and advocacy place Hares and Hyenas (2006–2021) and queer art venue Harehole (2012–2023) at 63 Johnston Street.

Created by William Eicholtz, *Courage*, a life-size bronze statue sitting on a light-up 'dance floor' base in Whitlam Place, Fitzroy, draws from The Wizard of Oz's Cowardly Lion. The statue was unveiled in 2014 during the 20th International AIDS Conference hosted in Melbourne, in the honor of Ralph McLean, Australia's first openly gay elected official (1982) and Mayor (1984) of Fitzroy.

Repurposing of the nineteenth and early twentieth century building stock has occurred multiple times in the south Fitzroy area. Shops have been turned into offices and back again, and houses converted to retail premises or offices for a variety of organisations. These processes of repurposing and adapting are a characteristic that is reflected in the building forms of the South Fitzroy Precinct, and are an important reflection of the social and cultural history of the area.

The location of *Courage* (2014) in the heart of area demonstrates the importance and relevance of this area of Yarra to the LGBTIQA+ community. The 2022 *Retracing Queer*

Footprints mural at 230–232 Gertrude Street recognises and celebrates the ongoing importance of LGBTIQA+ history in Yarra.

Conclusion

An extraordinary amount of comparatively homogeneous nineteenth century building stock has survived in Fitzroy, as compared to either the City of Melbourne or neighbouring suburbs such as Collingwood or Richmond. Some 22% of the buildings in the Heritage Overlay Area are individually significant compared with, for example, other large residential areas such as 7% for North Fitzroy or 9% for North Carlton. Some 18% of South Fitzroy buildings were erected by the 1860s as a demonstration of its early origins.

The volume of queer friendly businesses in Gertrude Street (past and present), and recent public artworks like *Courage* (2014), and historical interpretive devices like *Retracing Queer Footprints* mural (2022), as well as the hosting of the more recent 'Victoria's Pride Street Party' street parties as part of the annual Midsumma festivals, demonstrate the LGBTIQA+ communities strong and continuing association with the area.

Endnotes

[1] McKew, M 2023. https://overland.org.au/2023/10/the-work-of-friendship-the-new-communities-of-melbournes-60s-and-70s-counterculture/, accessed 15 March 2024.

[2] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021:32, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

[3] Australian Queer Archives, 'Grafitti', via Victorian Collections, accessed 19 April 2024, https://victoriancollections.net.au/stories/out-of-the-closets-into-the-streets/graffiti.

[4] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021: 114, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

HO333 Smith Street Precinct

Preamble

For HO333 Smith Street Precinct, GML's suggested text additions are made to the heritage assessment and statement of significance for the precinct provided in the following document:

- 'Smith Street Precinct Statement of Significance', last revised as part of the City of Yarra Review of Heritage Overlay Areas, prepared by Graeme Butler & Associates (HERMES No. 73449).

It is understood that the existing statement of significance for HO333 in the Yarra Planning Scheme was prepared prior to the introduction of *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018). It is recommended that the following recommended additions are considered when the HO333 Statements of Significance is updated in the future to comply with PPN01.

Note to reader

GML's suggested changes are in green font.

GML's suggested changes are indicated in different coloured fonts:

- blue font indicates additions informed by the findings of this Study;
- green font indicates minor text relocations, deletions and additions to the existing content of the statement of significance, and to better conform with PPN01; and
- orange font indicates proposed relocation of historical text and creation of a separate section to better conform with PPN01.

Numbers in brackets refer to footnotes in the 'Smith Street Precinct Statement of Significance' (HERMES No. 73449).

It is noted that HO333 Smith Street Precinct is recognised as having social significance to the City of Yarra, however the existing content of the statement of significance (i.e. established significance beyond the LGBTIQA+ community) does not clearly articulate 'Why' in a format that complies with PPN01. This should be considered as part of future updates.

HO333 Smith Street Precinct

~~**Component streets include:**~~

~~Argyle Street,~~

~~Johnston Street,~~

~~Little Oxford Street,~~

~~Rose Street,~~

~~Smith Street,~~

~~St David Street.~~

What is significant?

The Smith Street Precinct, comprising properties with frontages to Argyle Street, Johnston Street, Little Oxford Street, Rose Street, Smith Street and St David Street, is significant.

The following elements contribute to the significance of the precinct:

- Contributory buildings from the precincts main development period of the Victorian and Edwardian-eras, with a contribution from well-preserved inter-war buildings and individually significant buildings of any era;
- precinct's main development period of the Victorian era, as well as some well-preserved Edwardian-era and inter-war factory buildings, and significant buildings from all eras
- Contributory elements include (but not exclusively) mainly attached Victorian-era and Edwardian-era, one and two-storey shops and residences having typically:
  - Facade parapets, with pitched roofs behind;
  - Two storey wall heights, with some significant landmark buildings of up to 4 levels,
  - Face brick (red, bichrome and polychrome) or stucco walls;
  - Corrugated iron roof cladding, with some slate roofing;
  - Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
  - Post-supported street verandahs as shown on the MMBW Detail Plans (116);
  - Less than 40% of the upper street wall face comprised with openings such as windows and doors;
  - No front or side setbacks; also
  - Timber and metal framed display windows at ground level, timber or tiled shopfront plinths, and entry recesses.

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and
- Well-preserved inter-war buildings and individually significant buildings of any era.
- Public artwork that celebrates the area's long and continuing association with the LGBTIQA+ community, such as the 2014 painted rainbow footpaths at the intersections of Peel and Smith streets and Gertrude and Smith streets.

~~Early survey~~

~~Before land sales, Smith Street was developed as a route from Melbourne to Heidelberg by early Heidelberg settlers. Hoddle's survey formalised this route as Smith Street, being mid-way on the survey grid between Nicholson and Hoddle Streets (each one mile apart). (110)~~

~~First land sales~~

~~When the land was sold, the Smith Street area formed the eastern edges of Crown Allotments 51, 69, 72, 82 and 85, and the western edges of Allotments 52, 68, 73 and 81, as subdivided by the government in 1838.(111) The first private subdivision of government lots in the Heritage Overlay Area had commenced by 1842, and affected half of the west side, south from Johnston Street. By December 1849, the east side had begun to be subdivided, and by December 1854, only the two allotments to the south of Alexandra Parade (85 and 86) were yet to be subdivided. One of the earliest buildings remaining from this era in Smith Street, is the Grace Darling Hotel (144 Smith St), built in 1854 while the shops at 293-295 Smith Street (1852-53), although altered, are thought to be among the oldest group of retail buildings in Melbourne.~~

~~Municipal government~~

~~East Collingwood was established as a new municipality in 1855 (112), with Smith Street as the municipal boundary between Fitzroy and East Collingwood. The Borough of Fitzroy, to its west, was created in 1858.(113) A range of small businesses had located in Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier Street, by 1864.~~

~~Consolidation~~

~~The 1860s and 1870s were periods of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent along Gertrude, Brunswick and Smith Streets. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops, and several banks were established in the street including the Bank of Australasia (229 Smith Street, since rebuilt as ANZ Bank) in 1875, the Savings Bank (337 Smith St, later~~

~~State Savings Bank of Victoria) 1879-1880, and the Bank of New South Wales in 1873. Along with hotels, banks were amongst the largest and most imposing of nineteenth century buildings, and most located on prominent corner sites.~~

~~By the turn of the century, Smith Street had been almost fully developed, and contained many highly ornate two-storey commercial buildings dating from the between the 1870s and 1890s, some up to three-storey. Its retail emporia distinguished the area and gave rise to exuberant architecture. The street was remembered as being second to only three or four of the central streets in the Melbourne district for the density of its traffic.~~

~~Department stores~~

~~Smith Street became identified with businesses which combined manufacturing and retailing on a large scale, producing some of the largest commercial buildings in the City, some rising to four storeys. Most notable of these enterprises was Foy and Gibson which developed a series of buildings stretching along Smith St for approximately two kilometres from north to south. The majority of the firm's manufacturing took place on the Collingwood side of Smith Street while most of its large retail outlets were on the west side. Similarly, Henry Ackman and Co., which had expanded its business from pawn-broking to dealing in second-hand furniture and general merchandise, occupied shops, warehouses and factories on both sides of Smith Street.(114) Other large retail entities were established into the early part of the 20th century: for example the Paterson's store which was built at 173-181 Smith Street in 1911.(115)~~

~~Another was G. J. Coles & Co. Pty Ltd: GJ Coles, in partnership with his brothers Jim and (Sir) Arthur, opened a fancy goods store at 288 Smith Street, Collingwood In April 1914, under the banner of G&J Coles. Jim Coles died in 1916 so, after the war, George and Arthur sold their store to an uncle and in June 1919 opened another, larger premises at 170-172 Smith Street. This was the first store for the new firm of G. J. Coles & Co. Pty. Ltd., created on 1 July 1921, with George as managing director. The shop at 170-172 Smith Street was rebuilt in the late 1930s to become the only custom designed GJ Coles & Co building in the City of Yarra, as an example of a nationally known retailer's suburban store.~~

~~Public transport~~

~~The first power driven public transport to be introduced to Fitzroy was the cable tram, one route running along Gertrude Street and Smith Street in 1886- 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in Fitzroy were located along streets which were already important commercial precincts such as Smith and Brunswick Streets.~~

~~Main development era~~

~~The main development period of the Smith Street Heritage Overlay Area is that of the Victorian and Edwardian eras, with a contribution from well-preserved inter-war buildings and individually significant buildings of any era.~~

~~Contributory elements~~

~~Contributory elements include (but not exclusively) mainly attached Victorian-era and Edwardian-era, one and two-storey shops and residences having typically:~~

- ~~Facade parapets, with pitched roofs behind;~~
- ~~Two storey wall heights, with some significant landmark buildings of up to 4 levels,~~
- ~~Face brick (red, bichrome and polychrome) or stucco walls;~~
- ~~Corrugated iron roof cladding, with some slate roofing;~~
- ~~Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;~~
- ~~Post-supported street verandahs as shown on the MMBW Detail Plans (116);~~
- ~~Less than 40% of the upper street wall face comprised with openings such as windows and doors;~~
- ~~No front or side setbacks; also~~
- ~~Timber and metal framed display windows at ground level, timber or tiled shopfront plinths, and entry recesses.~~

~~Contributory elements also include:~~

- ~~Public infrastructure, expressive of the Victorian and Edwardian eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and~~
- ~~Well-preserved inter-war buildings and individually significant buildings of any era.~~

How is it significant?

HO333 Smith Street Heritage Overlay Area is of historical, aesthetic and social significance to the City of Yarra

~~HO333 Smith Street Heritage Overlay Area, Fitzroy/Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)~~

Why is it significant?

The Smith Street Heritage Overlay Area is historically significant:

- As the City's most important Victorian and Edwardian-era commercial strip, serving the whole of Collingwood and Fitzroy and beyond, in the late 19th and early 20th centuries;

- For its expression of the early commercial development phases in the City, with the modest commercial and residential development from the 1850s-60s still evident, the more substantial premises in the 1860s and 1870s, the development associated with the advent of the cable tram to the street in the late 1880s, and the Edwardian-era retail boom;
- As the centre for large scale manufacturing and retail emporia, such as the highly significant Foy and Gibson company; and
- As an area with a high concentration of venues and public open spaces that express the area's historical and contemporary connections with counter cultural movements in Melbourne's inner north, commenced in the 1960s to 1980s.

The Smith Street Heritage Overlay Area is aesthetically significant:

- As a substantially intact collection of well-preserved late nineteenth and early twentieth century commercial and retail buildings of note, including hotels, shops, and some industrial buildings to the north of Johnston Street; and
- For the unusual or particularly ornate and exuberant Italianate and Edwardian details on many buildings, reflecting the importance of this retail strip in the broader history of manufacturing, retailing and commerce in the Melbourne metropolitan area and the municipalities of Collingwood and Fitzroy.

The Smith Street Heritage Overlay Area is socially significant:

- As an area which is an important gathering place for the LGBTIQA+ community, demonstrated by the high volume of queer owned and queer friendly businesses which have been established in Smith Street since at least the 1970s and are sustained today. The rainbow footpaths at the intersections of Peel and Smith streets and Gertrude and Smith streets are a community landmark, and the hosting of the more recent 'Victoria's Pride Street Party' as part of the annual Midsumma festivals, also demonstrate the LGBTIQA+ community's strong association with the area.

Other recommendations for HO333

- The precinct boundary should be extended to the property boundary of 246–248 Gertrude Street, Fitzroy, to cover the to the rainbow footpaths at the intersection of Gertrude and Smith streets.
- The external paint controls which already apply to HO333 should apply to the rainbow footpaths (intersections of Peel and Smith streets and Gertrude and Smith streets), to ensure any changes can be managed in accordance with their significance within HO333 and their significance to the LGBTIQA+ community.

Precinct history

Historical context

Add historical theme headings relevant to HO333 from:

- City of Yarra Heritage Review Thematic History (Allom Lovell & Associates, 1998)
- Draft Yarra Thematic Environmental History—LGBTIQA+ history additions (GML 2023)

Early survey

Before land sales, Smith Street was developed as a route from Melbourne to Heidelberg by early Heidelberg settlers. Hoddle's survey formalised this route as Smith Street, being mid-way on the survey grid between Nicholson and Hoddle Streets (each one mile-apart). (110)

First land sales

When the land was sold, the Smith Street area formed the eastern edges of Crown Allotments 51, 69, 72, 82 and 85, and the western edges of Allotments 52, 68, 73 and 81, as subdivided by the government in 1838.(111) The first private subdivision of government lots in the Heritage Overlay Area had commenced by 1842, and affected half of the west side, south from Johnston Street. By December 1849, the east side had begun to be subdivided, and by December 1854, only the two allotments to the south of Alexandra Parade (85 and 86) were yet to be subdivided. One of the earliest buildings remaining from this era in Smith Street, is the Grace Darling Hotel (144 Smith St), built in 1854 while the shops at 293-295 Smith Street (1852-53), although altered, are thought to be among the oldest group of retail buildings in Melbourne.

Municipal government

East Collingwood was established as a new municipality in 1855 (112), with Smith Street as the municipal boundary between Fitzroy and East Collingwood. The Borough of Fitzroy, to its west, was created in 1858.(113) A range of small businesses had located in Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier Street, by 1864.

Consolidation

The 1860s and 1870s were periods of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent along Gertrude, Brunswick and Smith Streets. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops, and several banks were established in the street including the Bank of Australasia (229 Smith Street, since rebuilt as ANZ Bank) in 1875, the Savings Bank (337 Smith St, later State Savings Bank of Victoria) 1879-1880, and the Bank of New South Wales in 1873.

Along with hotels, banks were amongst the largest and most imposing of nineteenth century buildings, and most located on prominent corner sites.

By the turn of the century, Smith Street had been almost fully developed, and contained many highly ornate two-storey commercial buildings dating from the between the 1870s and 1890s, some up to three-storey. Its retail emporia distinguished the area and gave rise to exuberant architecture. The street was remembered as being second to only three or four of the central streets in the Melbourne district for the density of its traffic.

Department stores

Smith Street became identified with businesses which combined manufacturing and retailing on a large scale, producing some of the largest commercial buildings in the City, some rising to four storeys. Most notable of these enterprises was Foy and Gibson which developed a series of buildings stretching along Smith St for approximately two kilometres from north to south. The majority of the firm's manufacturing took place on the Collingwood side of Smith Street while most of its large retail outlets were on the west side. Similarly, Henry Ackman and Co., which had expanded its business from pawn-broking to dealing in second-hand furniture and general merchandise, occupied shops, warehouses and factories on both sides of Smith Street.(114) Other large retail entities were established into the early part of the 20th century: for example the Paterson's store which was built at 173-181 Smith Street in 1911.(115)

Another was G. J. Coles & Co. Pty Ltd: GJ Coles, in partnership with his brothers Jim and (Sir) Arthur, opened a fancy goods store at 288 Smith Street, Collingwood In April 1914, under the banner of G&J Coles. Jim Coles died in 1916 so, after the war, George and Arthur sold their store to an uncle and in June 1919 opened another, larger premises at 170-172 Smith Street. This was the first store for the new firm of G. J. Coles & Co. Pty. Ltd., created on 1 July 1921, with George as managing director. The shop at 170-172 Smith Street was rebuilt in the late 1930s to become the only custom designed GJ Coles & Co building in the City of Yarra, as an example of a nationally known retailer's suburban store.

Public transport

The first power driven public transport to be introduced to Fitzroy was the cable tram, one route running along Gertrude Street and Smith Street in 1886- 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in Fitzroy were located along streets which were already important commercial precincts such as Smith and Brunswick Streets.

LGBTIQA+ community

The suburbs of Carlton, Parkville, Fitzroy, and at the southern end of Brunswick became one of the hubs of countercultural experimentation in the form of communes, activism and sexual revolution in the period of 1960s–1980s.[1] The Sybylla Press (a feminist printer launched in 1976) and Correct Line Graphics (set up in 1980) at 193 Smith Street (individually significant in HO333), both closed c2000, were organisations which shared ideologies of the gay and women's movements and worked to disseminate political news, information and journalism.[2]

Despite emergence of early important organisations in the suburbs of Fitzroy and Carlton, individual gay and lesbian businesses and venues did not yet form a strong centre in the 1970s, rather with venues opening and closing relatively quickly, dispersed around the Melbourne CBD and other inner suburban locations like St Kilda, Caulfield and South Yarra.[3]

Following the decriminalisation of homosexuality in Victoria in 1981, more visible and openly gay and lesbian commercial centres started to emerge. Gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. 'Northside' in Collingwood centred on the block bound by Smith Street, Peel Street, Gipps Street and Hoddle Street, where the commercial pub and nightclub scene developed. Beyond this block, the Smith Street commercial strip, as well as along Gertrude Street, has continued to support the LGBTIQA+ community since the 1980s. Ashley's Discotheque (1970s) and the Ryder's Disco (1980–1983) at 131–135 Smith Street (demolished in 2023), and the Last Laugh Piano Bar at 64–68 Smith Street were among early businesses established in Smith Street. In 1997, there were reported to be about 45 businesses that catered to queer people in this general area, briefly known as the 'Collingwood zone'.[4]

Repurposing of the nineteenth and early twentieth century building stock has occurred multiple times in Smith Street. Shops have been turned into offices and back again, and there is a rich layered history of different businesses and activities reflecting waves of change over time. These processes of repurposing and adapting are a characteristic that is reflected in the building forms of the Smith Street Precinct, and are an important reflection of the social and cultural history of the area.

The billboards at 246–248 Gertrude Street at the southwestern corner of Smith Street and Gertrude Street have featured works by prominent LGBTIQA+ artists, including the award-winning *Hey Hetero!* public art project by Australian artists Deborah Kelly and Tina Feveash, which appeared in 2002.[5] The site was one of the project's over 30 global locations of illuminated advertising spaces.[6]

The rainbow footpath at the intersections of Peel and Smith streets and Gertrude and Smith streets was painted to welcome delegates to the International AIDS Conference held in 2014. In 2016, in response to the mass shooting at the Pulse nightclub in Orlando in the United States, the crossing became a makeshift memorial as Melbourne's LGBTIQ+ communities gathered to honour the 49 people who were killed.[7] The footpaths have evolved from a temporary treatment into a permanent community landmark, and were refreshed in December 2023 to include the Intersex Inclusive Progress Pride Flag.[8]

The volume of queer friendly businesses in Smith Street is sustained to this day. The rainbow footpaths at the intersections of Peel and Smith streets and Gertrude and Smith streets, as well as the hosting of the more recent 'Victoria's Pride Street Party' as part of the annual Midsumma festivals, also demonstrate the area's continuing strong association with the LGBTIQA+ community in Yarra and beyond.

Endnotes

[1] McKew, M 2023. https://overland.org.au/2023/10/the-work-of-friendship-the-new-communities-of-melbournes-60s-and-70s-counterculture/, accessed 15 March 2024.

[2] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021:32, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

[3] Hurley, M 2011, 'Aspects of Gay and Lesbian Life in Seventies Melbourne':56–57. https://latrobejournal.slv.vic.gov.au/latrobejournal/issue/latrobe-87/t1-g-t5.html, accessed 19 April 2024.

[4] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021: 114, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

[5] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021: 111, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

[6] Fiveash, T n.d. 'Deborah Kelly & Tina Fiveash, Hey Hetero!, 2001', accessed 19 April 2024, https://tinafiveash.com/hey-hetero.

[7] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021: 29, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

[8] City of Yarra 2023. 'Yarra City Council Champions Inclusivity with Renewed Pride Footpaths', 15 December 2023, accessed 27 June 2024, https://www.yarracity.vic.gov.au/news/2023/12/15/yarra-city-council-champions-inclusivity-with-renewed-pride-footpaths.

HO311 Brunswick Street Precinct

Preamble

For HO311 Brunswick Street Precinct, GML's suggested text additions are made to the heritage assessment and statement of significance for the precinct provided in the following document:

- 'Brunswick Street Precinct Statement of Significance', last revised as part of the City of Yarra Review of Heritage Overlay Areas, prepared by Graeme Butler & Associates (HERMES No. 73427).

It is understood that the existing statement of significance for HO311 in the Yarra Planning Scheme was prepared prior to the introduction of *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018). It is recommended that the following recommended additions are considered when the HO311 Statement of Significance is updated in the future to comply with PPN01.

Note to reader

GML's suggested changes are indicated in different coloured fonts:

- blue font indicates additions informed by the findings of this Study;
- green font indicates minor text relocations, deletions and additions to the existing content of the statement of significance, to better conform with PPN01; and
- orange font indicates proposed relocation of historical text and creation of a separate section to better conform with PPN01.

Numbers in brackets refer to footnotes in the 'Brunswick Street Precinct Statement of Significance' (HERMES No. 73427).

It is noted that HO311 Brunswick Street Precinct is recognised as having social significance to the City of Yarra, however the existing content of the statement of significance (i.e. established significance beyond the LGBTIQA+ community) does not clearly articulate 'Why' in a format that complies with PPN01. This should be considered as part of future updates.

HO311 Brunswick Street Precinct

~~**Component streets include:**~~

~~Alexandra Parade,~~

~~Brunswick Street,~~

~~Johnston Street,~~

What is significant?

The Brunswick Street Precinct, a predominantly 19th and early 20th century commercial strip comprising properties in Alexandra Parade, Brunswick Street and Johnston Street, is significant.

The following elements contribute to the significance of the precinct:

- typically one, two-storey, and some three-storey Victorian and Edwardian-era shops and residences:
  - Many with living accommodation over or at the rear of the shops,
  - Configured as continuous building rows with no front or side boundary setbacks;
  - Some architecturally distinctive and individually significant building designs;
  - Typically parapeted in form with concealed pitched roofs and some use of corner tower motifs;
  - Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
  - Typically with stuccoed facades having ornamentation and trabeation (generally of around 6m wide module) derived from Italian Renaissance architecture but also with some bluestone random stonework, and face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick);
  - Limited use of upper level verandahs or loggias for residential use;
  - Once typically with extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings;
  - Once typically with large display windows at ground level, with recessed tiled or stone paved entries, with many remaining (for example 57-63 Brunswick St), also some metal framed (brass, copper) shopfronts for early 20th century buildings (for example Edwardian-era shopfront at 181-185 Brunswick St);
- well preserved inter-war buildings and original early shop fronts, metal framed;
- architecturally significant buildings that express a range of key development periods in the City;
- tramlines; and
- traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

HO180 Former Fitzroy Town Hall complex is not in this Heritage Overlay Area.

~~The Brunswick Street Heritage Overlay Area was among the first of Fitzroy's streets to develop commercially, including parts of Crown Allotments 49, 70,71, 83 and 84, sold from 1839. During the 1840s, small shopkeepers located in Brunswick Street to provide local residents with building materials, food and clothing.(19) By 1854, subdivision was near completed and according to one source, '.shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street'.~~

~~The 1860s-1870s was a period of consolidation in Brunswick Street, as the rude structures of the early decades were replaced with more substantial premises. A cable tram (since electrified) aided Brunswick Street development from the late 1880s.~~

~~The highly significant three-storey shop row (236-252 Brunswick St, 1888) designed by John Beswicke joined other similarly scaled late Victorian-era commercial buildings including Moran & Cato Merchants (277-285, 1897-), and the Fitzroy Post Office (296). Banks joined hotels as among the key historical buildings in the street including the Union Bank, the Bank of Victoria and the London Chartered Bank, typically located on prominent corner sites.~~

~~Aided by the North Fitzroy cable tram service started in 1886, development of the street, and its architectural character, was virtually complete by the turn of the century, with a number of the original buildings being replaced in the Edwardian era.~~

~~After the Second War, there was a high concentration of migrant occupation and small-scale industrial use of many of the shops in the mid 20th century. This low intensity use helped to preserve the buildings, including a high proportion of 19th century shop fronts.~~

~~The street developed from the late 1970s as one of Melbourne's best-known and popular strip of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques. This era also meant replacement of many of the corner banks with new buildings. However the greatest loss in the street was the development of the Atherton Gardens Estate by Housing Commission of Victoria when shop rows and an early stone church, between King William and Gertrude Streets, were demolished. Four twenty-storey residential towers were built in their place in 1970-1972.~~

~~This part of Brunswick Street was classified by the National Trust of Australia (Vic) in recognition of both its early and recent history (20).~~

~~Main significant period~~

~~The Brunswick Street Heritage Overlay Area, Fitzroy is a predominantly 19th and early 20th century commercial strip and includes the following key characteristics.~~

~~Contributory elements~~

~~Contributory elements include (but not exclusively) typically one, two-storey, and some three-storey Victorian and Edwardian-era shops and residences:~~

~~. Many with living accommodation over or at the rear of the shops,~~

~~. Configured as continuous building rows with no front or side boundary setbacks;~~

~~. Some architecturally distinctive and individually significant building designs;~~

~~. Typically parapeted in form with concealed pitched roofs and some use of corner tower motifs;~~

~~. Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;~~

~~. Typically with stuccoed facades having ornamentation and trabeation (generally of around 6m wide module) derived from Italian Renaissance architecture but also with some bluestone random stonework, and face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick);~~

~~. Limited use of upper level verandahs or loggias for residential use;~~

~~. Once typically with extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings;~~

~~. Once typically with large display windows at ground level, with recessed tiled or stone paved entries, with many remaining (for example 57-63 Brunswick St), also some metal framed (brass, copper) shopfronts for early 20th century buildings (for example Edwardian-era shopfront at 181-185 Brunswick St);~~

~~**Contributory elements also include:**~~

~~. Well preserved inter-war buildings and original early shop fronts, metal framed;~~

~~. Architecturally significant buildings that express a range of key development periods in the City;~~

~~. Tramlines; and~~

~~. Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.~~

~~(Note that the former Fitzroy Town Hall complex is not in this Heritage Overlay Area).~~

How is it significant?

HO311 Brunswick Street Heritage Overlay Area, Fitzroy, is of historical, aesthetic and social significance to the City of Yarra.

~~HO311 Brunswick Street Heritage Overlay Area, Fitzroy is socially, aesthetically and historically significant to the City of Yarra (National Estate Register [NER] Criteria G1, E1, A4)~~

Why is it significant?

Brunswick Street Heritage Overlay Area, Fitzroy is historically significant:

- As one of the first north-south thoroughfares through Fitzroy, dating from the 1840s, with simply detailed buildings from the 1850s-1860s;
- For its expression of the effects of the Melbourne Building Act (1849), that enforced the use of fireproof construction, determining early building was predominantly masonry rather than timber, and contributing to the survival of an unusually high number of early commercial buildings;
- For the street's recognition by the National Trust of Australia (Vic) for its special character within the Melbourne historic context.
- Because its high proportion of intact 19th century building forms and shop fronts is reflective of the processes of repurposing and adapting of existing historical buildings, which is characteristic of the social and cultural history of the area; and
- For the concentration of LGBTIQA+ businesses and queer friendly venues that demonstrate Fitzroy's historical and continuing connections with the LGBTIQA+ community and its activism since the 1970s. (Criterion A)

Brunswick Street Heritage Overlay Area, Fitzroy is aesthetically significant:

- As an important commercial precinct in Fitzroy particularly expressive of the late 19th and early 20th centuries when its influence extended throughout Melbourne, that includes:
  - continuity and high integrity of upper level facades to their construction dates and use of a consistent facade module that promotes visual unity;
  - some well preserved early shopfronts from the Victorian to the inter-war period;
  - good and distinctive examples of Victorian and Edwardian-era architectural styles and ornamentation as evocative of the street's premier role in Fitzroy;
  - architecturally significant examples of shop buildings from the 1920s and 1930s that relate well to the dominant Victorian-era and Edwardian-era scale and character;
  - tramlines evocative of the first cable tramway and traditional street elements such as bluestone kerbs, pitched crossings, gutters and asphalt footpaths;
- For the contribution of individually significant or well preserved buildings that express a range of the City's key development periods; and
- For the view of St. Patrick's Cathedral as taken from within Brunswick Street's length, one of the most significant urban vistas in Melbourne. (Criterion E)

Brunswick Street Heritage Overlay Area, Fitzroy is socially significant:

- As an area which is an important gathering place for the LGBTIQA+ community, demonstrated by the high volume of queer owned and queer friendly businesses which were established along Brunswick Street from at least the 1970s. These businesses are sustained today and demonstrate the LGBTIQA+ community's strong association with the area. (Criterion G)

Other recommendations for HO311

- N/A

Precinct history

Historical context

Add historical theme headings relevant to HO334 from:

- City of Yarra Heritage Review Thematic History (Allom Lovell & Associates, 1998)
- Yarra Thematic Environmental History—LGBTIQA+ history additions (GML 2023)

Early suburban development

The Brunswick Street Heritage Overlay Area was among the first of Fitzroy's streets to develop commercially, including parts of Crown Allotments 49, 70,71, 83 and 84, sold from 1839. During the 1840s, small shopkeepers located in Brunswick Street to provide local residents with building materials, food and clothing.(19) By 1854, subdivision was near completed and according to one source, 'shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street'.

The 1860s-1870s was a period of consolidation in Brunswick Street, as the rude structures of the early decades were replaced with more substantial premises. A cable tram (since electrified) aided Brunswick Street development from the late 1880s.

The highly significant three-storey shop row (236-252 Brunswick St, 1888) designed by John Beswicke joined other similarly scaled late Victorian-era commercial buildings including Moran & Cato Merchants (277-285, 1897-), and the Fitzroy Post Office (296). Banks joined hotels as among the key historical buildings in the street including the Union Bank, the Bank of Victoria and the London Chartered Bank, typically located on prominent corner sites.

Aided by the North Fitzroy cable-tram service started in 1886, development of the street, and its architectural character, was virtually complete by the turn of the century, with a number of the original buildings being replaced in the Edwardian-era.

Postwar development

After the Second War, there was a high concentration of migrant occupation and small-scale industrial use of many of the shops in the mid 20th century. This low intensity use helped to preserve the buildings, including a high proportion of 19th century shop fronts. Shops have been turned into offices and back again, and these processes of repurposing and adapting are a characteristic that is reflected in the building forms of the Brunswick Street Precinct, and are an important reflection of the social and cultural history of the area.

This era also meant replacement of many of the corner banks with new buildings. However, the greatest loss in the street was the development of the Atherton Gardens Estate by the Housing Commission of Victoria when shop rows and an early stone church, between King William and Gertrude Streets, were demolished. Four twenty-storey residential towers were built in their place in 1970-1972. Demolition of some important early structures in South Fitzroy increased public awareness on the issue of building conservation. This part of Brunswick Street was classified by the National Trust of Australia (Vic) in recognition of both its early and recent history (2000). This led to the State Government addressing the urban conservation issue through the *Historic Buildings Act 1974*.[1]

In the period of 1960s–1980s the suburbs of Carlton, Parkville, Fitzroy, and at the southern end of Brunswick became one of the hubs of countercultural experimentation in the form of communes, activism and sexual revolution.[2] In 1973, the Gay Liberation Centre ('Gay Lib') moved to the space above Chris Sanders' pottery studio at 259 Brunswick Street. Gay Lib's earliest meetings in 1972 were held at the University of Melbourne until it moved to a rented house 23 Davis Street, Carlton North, by the late that year. Gay Lib was a hub for LGBTIQA+ activism and community connection. By 1976, the centre was forced to close due to financial troubles, as opportunities for fundraising decreased with LGBTIQA+ friendly nightclub scene started to grow in nearby Collingwood.

Brunswick Street ~~The street~~ developed from the late 1970s as one of Melbourne's best-known and popular strips of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques. ~~This era also meant replacement of many of the corner banks with new buildings. However the greatest loss in the street was the development of the Atherton Gardens Estate by Housing Commission of Victoria when shop rows and an early stone church, between King William and Gertrude Streets, were demolished. Four twenty-storey residential towers were built in their place in 1970-1972.~~ Various political organisations and unique venues also opened on Brunswick Street, typically rented spaces in historical shop and residences or warehouses. Flying Trapeze Café at number 201 was an early cabaret and comedy venue (1974–82). In 1988–89, Midsumma, an annual LGBTIQA+ festival, had its first office at 184–186 Brunswick Street. In 1997,

there were reported to be about 45 businesses that catered for queer people in this general area centring on the Collingwood and Fitzroy commercial strips.[3] Aquarium Bar at number 416–418 and fetish retail shop Lucrezia & De Sade at number 441 both opened in the 1990s, with the latter continuing its operation for nearly 30 years from the same premises.

Like other inner-city suburbs of Melbourne, the suburb of Fitzroy underwent a process of gentrification from the 1980s and 1990s.

Endnotes

[1] Allom Lovell & Associates Pty Ltd 1992, 'Fitzroy Urban Conservation Study Review' Vol 4, p46.

[2] McKew, M 2023. https://overland.org.au/2023/10/the-work-of-friendship-the-new-communities-of-melbournes-60s-and-70s-counterculture/, accessed 15 March 2024.

[3] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021: 114, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

HO318 Collingwood Slope Precinct

Preamble

For HO318 Collingwood Slope Precinct, GML's suggested text additions are made to the heritage assessment and statement of significance for the precinct provided in the following document:

- 'Collingwood Slope Precinct Statement of Significance', last revised as part of the City of Yarra Review of Heritage Overlay Areas, prepared by Graeme Butler & Associates (HERMES No. 73434).

It is understood that the existing statement of significance for HO333 in the Yarra Planning Scheme was prepared prior to the introduction of *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018). It is recommended that the following recommended additions are considered when the HO318 Statements of Significance is updated in the future to comply with PPN01.

Note to reader

GML's suggested changes are indicated in different coloured fonts:

- blue font indicates additions informed by the findings of this Study;
- green font indicates minor text relocations, deletions and additions to the existing content of the statement of significance, and to better conform with PPN01; and
- orange font indicates proposed relocation of historical text and creation of a separate section to better conform with PPN01.

Numbers in brackets refer to footnotes in the 'Collingwood Slope Precinct Statement of Significance' (HERMES No. 73434).

HO318 Collingwood Slope Precinct

~~**Component streets include:**~~

~~Cambridge Street,~~

~~Oxford Street,~~

~~Peel Street,~~

~~Wellington Street,~~

What is significant?

The Collingwood Slope Precinct, comprising properties with frontages to Cambridge Street, Oxford Street, Peel Street and Wellington Street, is significant.

The following elements contribute to the significance of the precinct:

- Contributory buildings from the precinct's main development period of the Victorian era, as well as some well-preserved Edwardian-era and inter-war factory buildings, and significant buildings from all eras;
- Contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:
  - Pitched gabled or hipped roofs, with facade parapets;
  - Row house form;
  - Face brick (red, bichrome and polychrome), or stucco walls;
  - Corrugated iron roof cladding, with some slate roofing;
  - Chimneys of either stucco finish or of face brickwork (with moulded caps);
  - Post-supported verandah elements facing the street, with cast-iron detailing;
  - Less than 40% of the street wall face comprised with openings such as windows and doors; and
  - Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.
- Contributory Victorian-era shops and residences:
  - In an attached and mainly two-storey form with the elements described above for residences; and
  - With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks.
- Well preserved buildings including mainly two storey industrial buildings from the pre Second War era, with zero side and front boundary setbacks.
- Mature street tree plantings (plane trees) in Peel Street; and
- Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

- A significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:
  - Face red brick walls, in a parapeted form
  - Cemented dressings to parapets
  - One, two and up to five floor levels
  - Timber famed windows and large entry doorways, originally with boarded ledged and braced doors;
  - Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street facade.

~~Development of the Collingwood Slope (44) began in 1839 when S A Donaldson acquired the major portion of the area, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73.~~

~~The pattern of streets, determined by the government's pre-auction survey, yielded large allotments in a gridiron pattern ideal for speculation and intense subdivision.~~

~~Subdivision of these allotments commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets and Victoria Parade, was built upon. The area was originally known as East Collingwood. It fell outside of the *Melbourne Building Act* 1849 and was rapidly developed in a relatively unplanned manner by speculators, as a place of small shops and cottages, many of timber.~~

~~By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Collingwood Slope had spread to the Flat and beyond. While the area contained predominately working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including Portia and Floraston, as well as a number of churches, schools and Dr Singleton's Dispensary in Wellington Street.~~

~~In 1883, Foy and Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets (originally occupied by houses, small factories and hotels) underwent a transformation into an industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today. The Foy and Gibson complex is on the Victorian Heritage Register and hence is not in the Heritage Overlay Area but forms a major part of the history and context of the Heritage Overlay Area.~~

~~By the early 1890s the first phase of development in the area as a whole was almost complete but has since been eroded by mostly post-Second War development.~~

The MMBW plan of 1898 shows street trees in approximately the locations of the existing plane trees in Peel St as part of the urban fabric extant by the turn of the century. No trees were shown in Stanley St.

Main development era

The main development period evident in the heritage overlay is that of the Victorian era. There is also a contribution from some well preserved Edwardian era and inter-war factory buildings and individually significant places of all eras.

Contributory elements

The Collingwood Slope Heritage Overlay Area includes contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:

. Pitched gabled or hipped roofs, with facade parapets;

. Row house form;

. Face brick (red, bichrome and polychrome), or stucco walls;

. Corrugated iron roof cladding, with some slate roofing;

. Chimneys of either stucco finish or of face brickwork (with moulded caps);

. Post-supported verandah elements facing the street, with cast iron detailing;

. Less than 40% of the street wall face comprised with openings such as windows and doors;

. Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.

The Collingwood Slope Heritage Overlay Area also includes contributory residential buildings as typically (but not exclusively):

. Victorian-era shops and residences

- In an attached and mainly two-storey form with the elements described above for residences; and

- With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks;

. Well preserved buildings including mainly two storey industrial buildings from pre Second War era, with zero side and front boundary setbacks.

. Mature street tree plantings (plane trees) in Peel Street; and

. Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

~~Also a significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:~~

~~. Face red brick walls, in a parapeted form~~

~~. Cemented dressings to parapets~~

~~. One, two and up to five floor levels~~

~~. Timber famed windows and large entry doorways, originally with boarded ledged and braced doors;~~

~~. Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street facade.~~

How is it significant?

HO318 Collingwood Slope Heritage Overlay Area is of historical, aesthetic and social significance to the City of Yarra.

~~HO318 Collingwood Slope Heritage Overlay Area is **socially, aesthetically and historically** significant to the City of Yarra (National Estate Register[NER] Criteria E1, A4)~~

Why is it significant?

The Collingwood Slope Heritage Overlay Area is historically significant:

- As a remnant area of substantially 19th mixed commercial, residential and industrial development that once typified the area and is distinguished by its high integrity with many surviving original shopfronts;
- For the contribution provided by well preserved Edwardian-era and inter-war factory buildings;
- For its high proportion of intact 19th century building forms and shop fronts which are reflective of the processes of repurposing and adapting of existing historical buildings, and which is characteristic of the social and cultural history of the area; and
- As part of an early LGBTIQA+ commercial scene colloquially known as 'Northside', and the area's association with enterprises that were central to the emergence of LGBTIQA+ venues in Northside, including Club 80 and the Gatehouse. (Criterion A)

The Collingwood Slope Heritage Overlay Area is aesthetically significant:

- For the area's historic context created by the massive and substantially intact former Foy and Gibson factory/ warehouse complex, a red brick and rendered complex dating predominantly from the late nineteenth and early twentieth century. The complex is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings). The former Foy and Gibson

complex is of particular significance: this retail and manufacturing empire, established in 1883, was an early example of a new type of retail venture which was based on the earliest department stores in Europe and the United States. The complex was also considered to be technologically advanced for its large scale use of steam and electric power;

- For the early street layouts, together with most original bluestone kerbs and guttering surviving These elements provide an appropriate setting for this collection of buildings and the mature Plane trees (*Platanus* sp.) street trees further enhance the period expression of the Heritage Overlay Area; and
- For key buildings of individual historical and architectural significance. (Criterion E)

The Collingwood Slope Heritage Overlay Area is socially significant:

- As a destination for many Melbournians who were employed here (particularly, the former Foy and Gibson complex), and to members of the community who travelled both from within the local area, and from further afield, to shop there and at the Foy and Gibson stores.
- For the precinct's association with several early and continuing queer-friendly venues and sub-culture establishments demonstrating its historical and continuing connections with the LGBTIQA+ community and their advocacy and activism events there since the 1980s. (Criterion G)

Other recommendations for HO318

- N/A

Precinct history

Historical context

Add historical theme headings relevant to HO333 from:

- City of Yarra Heritage Review Thematic History (Allom Lovell & Associates, 1998)
- Draft Yarra Thematic Environmental History—LGBTIQA+ history additions (GML 2023)

Early suburban development

Development of the Collingwood Slope (44) began in 1839 when S A Donaldson acquired the major portion of the area, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73.

The pattern of streets, determined by the government's pre-auction survey, yielded large allotments in a gridiron pattern ideal for speculation and intense subdivision.

Subdivision of these allotments commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets

and Victoria Parade, was built upon. The area was originally known as East Collingwood. It fell outside of the Melbourne Building Act 1849 and was rapidly developed in a relatively unplanned manner by speculators, as a place of small shops and cottages, many of timber.

By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Collingwood Slope had spread to the Flat and beyond. While the area contained predominately working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including Portia and Floraston, as well as a number of churches, schools and Dr Singleton's Dispensary in Wellington Street.

In 1883, Foy and Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets (originally occupied by houses, small factories and hotels) underwent a transformation into an industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today. The Foy and Gibson complex is on the Victorian Heritage Register and hence is not in the Heritage Overlay Area but forms a major part of the history and context of the Heritage Overlay Area.

By the early 1890s the first phase of development in the area as a whole was almost complete but has since been eroded by mostly post-Second War development.

The MMBW plan of 1898 shows street trees in approximately the locations of the existing plane trees in Peel St as part of the urban fabric extant by the turn of the century. No trees were shown in Stanley St.

Postwar development

The suburbs of Carlton, Parkville, Fitzroy, and at the southern end of Brunswick became one of the hubs of countercultural experimentation in the form of communes, activism and sexual revolution in the period of 1960s–1980s.[1] Following the decriminalisation of homosexuality in Victoria in 1981, a more visible and openly gay and lesbian commercial 'precinct' had emerged over the 1980s in Collingwood, which continues to support the LGBTIQA+ community today. The area became colloquially known as 'Northside', a label developed by a group of entrepreneurs associated with The Laird, The Peel, Club 80 and the Gatehouse. Northside was an alternative to the Commercial Road scene in Prahran sometimes known as 'Southside'. Northside was distinguishable from the Commercial Road scene as being less 'scene-focussed, less fashion-conscious and more political'.[2]

Northside, established as a heavily masculine scene, saw the emergence of notable businesses like Club 80 at 8–10 Peel Street (Contributory within HO318) and The Gatehouse at 97 Cambridge Street (Individually significant within HO318). In 1986, a police raid on Club 80, initially charged with running an unlicensed brothel, sparked activism within the gay community. The subsequent legal victory against these charges contributed to the emergence of a sex-on-premises venue (SOPV) industry, and highlighted the community's resistance to anti-homosexual sentiments and misunderstanding about gay lifestyles. The Gatehouse, opened in 1995, was the first male sadomasochism (SM) venue, reflecting the growth of SM, alongside bears, leather and other fetish preferences, as an identifiable sub-culture by then.[3] In 1997, there were reported to be about 45 businesses that catered for queer people in this general area.[4] In 1999–2000, the then owner of the Glasshouse Hotel Rodney Ellis operated the Gay Trade Bar at the former Star Hotel (also formerly Jock's Bar) at 9–11 Peel Street (Individually significant within HO318).

Reproposing and adapting of the nineteenth and early twentieth century building stock has occurred multiple times in Collingwood. Shops have been turned into offices and back again, and there is a rich layered history of different businesses and activities reflecting waves of change over time. These processes of repurposing and adapting are a characteristic that is reflected in the building forms of the Smith Street Precinct, and are an important reflection of the social and cultural history of the area.

Endnotes

[1] McKew, M 2023. https://overland.org.au/2023/10/the-work-of-friendship-the-new-communities-of-melbournes-60s-and-70s-counterculture/, accessed 15 March 2024.

[2] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021. Prepared for Heritage Victoria, Department of Environment, Land, Water and Planning: pp114, 116.

[3] As above, p116.

[4] Willett, Graham; Bailey, Angela; Jones, Timothy W; and Rood, Sarah. 'A History of LGBTIQ+ Victoria in 100 Places and Objects', Heritage Victoria and Australian Queer Archives, Melbourne, March 2021: 114, accessed 19 April 2024, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0026/513890/History_Of_LGBTIQplus_Victoria.pdf.

HO361 World Heritage Environs Area Precinct

Preamble

For HO361 World Heritage Environs Precinct, GML's suggested text additions are made to the heritage assessment and statement of significance for the precinct provided in the following document:

- *Review of the World Heritage Strategy Plan for the Royal Exhibition Building & Carlton Gardens World Heritage Environs Area* (2021) prepared by Hansen Partnership Pty Ltd (Hansen) in partnership with HLCD Pty Ltd (HLCD), for the Department of Environment, Land, Water & Planning (the 2021 Review).

The 2021 Review made recommendations for revisions to the Statement of Significance for the World Heritage Environs Area, which are set out in the *World Heritage Environs Area Strategy Plan: Royal Exhibition Building & Carlton Gardens* (Department of Planning and Community Development), 2009 (the 2009 Strategy Plan).

We note that in the Yarra Planning Scheme, the statement of significance for HO361 has not been updated since 2009. At the time of the 2021 Review, Hansen and HLCD recommended that the HO992 and HO361 boundaries and the Statements of Significance be updated in the future to comply with Planning Practice Note 1: Applying the Heritage Overlay (August 2018) and Amendment VC148.

Note to reader

The 2021 additions to the original 2009 text, recommended by Hansen and HLCD, are shown in blue font. GML's suggested changes are in green font.

Abbreviations

The 2021 Review uses the following shortened forms:

- WHEA: World Hertiage Environs Area
- REB: Royal Exhibition Building

HO361 World Heritage Environs Area Precinct

Historical context

Add historical theme headings relevant to HO361 from:

- City of Yarra Heritage Review Thematic History (Allom Lovell & Associates, 1998)
- Draft Yarra Thematic Environmental History—LGBTIQA+ history additions (GML 2023)

History

A substantial component of the WHEA surrounding the Royal Exhibition Building and Carlton Gardens is located in Carlton. The suburb was established during the 1850s, when subdivision and sales of land for private development commenced. Carlton Gardens were first envisaged by Charles Joseph La Trobe as early as 1839 although the site, later a Crown land reserve, remained undeveloped until about 1855, when improvements were made based on a plan by Edward La Trobe Bateman. The Exhibition Building was constructed in the gardens in 1879- 1880, to house the international exhibition of 1880. Bateman's landscaping was modified at this time in response to the style and siting of the Exhibition Building. The gardens were selected for the site of the Exhibition Building because they provided the desired park-like setting and central location, and at 64 acres (26 hectares), were adequate in size. In return for the use of the gardens for exhibition purposes, the Government undertook to substantially upgrade the perimeter and appearance of the gardens, post-exhibition, thereby enhancing their attractiveness within the local Carlton and Fitzroy contexts.

The land surrounding the parks and gardens of Carlton, including Carlton Gardens, attracted higher-quality residential development. Evidence of this better quality residential development remains in the WHEA, including in some of the grander terraced housing in Rathdowne and Drummond Streets. The rapid population growth within Melbourne during the 1870s and 1880s also saw substantial additions to earlier structures and development of the remaining vacant sites. Facades of dwellings were also sometimes altered and upgraded in these more affluent years. This was also during the period of the construction and original use of the Exhibition Building.

The majority of Carlton had been developed by the 1890s in a largely tight and orderly subdivision pattern which included a network of small laneways to service the collection of night soil. Construction materials included bluestone, with face brick and rendered masonry also being popular. Little change then occurred to the built form of Carlton until the mid-20th century, when the Housing Commission began clearing and replacing extensive tracts of what was considered to be substandard housing. Infill development at the south end of Rathdowne Street also began to occur in the 1970s.

Fitzroy, originally named 'Newtown', was one of the first 'suburban' areas of Melbourne to be developed, along with Collingwood and Richmond, outside Melbourne's town

reserve. Land was subdivided and sold during the late 1830s. The original allotments varied in size, being between 12 and 28 acres, to allow for a mixed use of development, including large estates, small-scale rural or semi-industrial development. There were no restrictions regarding subdivision imposed on the purchasers of the land, which resulted in ad hoc subdivision of the area during the 1840s and an inconsistency in the width and alignment of roads and access points, including private roads (Gertrude Street was a private road). Victoria Parade and Nicholson Street were Government roads of this era, which helped to provide a framework for a more regular pattern of subdivision. Each time land was sold, shanty and substandard dwellings tended to be built on the smaller lots, especially in the lower lying areas of Fitzroy. The Act for Improvements in Fitz Roy Ward in the City of Melbourne, a special Act of the Victorian Parliament passed in 1854, aimed to solve the street alignment problems in the suburb. More intensive development occurred during the 1850s, with the size of blocks again reducing. The Melbourne Building Act 1849, when applied to Fitzroy, ensured that development from this time was of better quality, enforcing fireproof construction and minimum street widths, and resulting in the use of bluestone and brick construction materials. During the 1860s and 1870s development was consolidated, especially in the commercial strips in the area, with more substantial premises replacing earlier structures. Cable trams were introduced to Gertrude and Nicholson Streets in the 1880s, including the construction of the Cable Tram Engine House at the junction of the two streets. Institutional uses, such as St Vincent's Hospital (beginning in a terrace row in Victoria Parade in the 1890s) and the Convent of Mercy (founded in the 1850s) were also attracted to Nicholson Street. St Vincent's was founded by the Sisters of Charity and evolved into a large and prominent complex of hospital and health-related buildings, becoming one of inner Melbourne's largest hospital complexes.

By the 1960s there were competing visions for the future of residential fabric in Carlton, Fitzroy and other inner area suburbs. The Housing Commission and city development interests pursued broad-scale slum reclamation and urban renewal, as a result of which much of the pre-1920s fabric of the inner areas would have been replaced. Paralleling this, particularly in Carlton, was a gentrifying movement led by Melbourne University academics, as well as uptake of aging properties by immigrants. These groups allied, in groups such as the Carlton Association, fighting to preserve the existing character of the suburbs and to prevent over-zealous slum reclamation and urban renewal. The Carlton Association fought to preserve the existing residential character of Carlton and Parkville. In Fitzroy groups such as the Brotherhood of St Laurence and less wealthy gentrifiers also pursued resident action, aimed both at allowing low-income tenants to remain in the inner city and also at preserving the 19th century housing stock in Fitzroy. The Housing Commission eventually undertook large scale reclamation and built high-rise estates in the northern part of Carlton and on the eastern side of Fitzroy, but the southern part of Carlton and the western side of Fitzroy were largely saved from the wreckers. By this

time the Housing Commission increasingly pursued small-scale integrated developments, and this resulted in the small scale estates replacing slum pockets in the Fitzroy blocks bordering the Carlton Gardens.

In parallel with the above, in the 1960s, significant social changes emerged in the suburbs of Carlton, Parkville, Fitzroy, and at the southern end of Brunswick. These areas became attractive to young people due to their proximity to universities, coupled with the rising level of university attendance, and the availability of competitive rents. Nineteenth century terrace houses in this area were rented out and left unrenovated during this period, which not only resulted in retention of the early streetscapes in this area, but also importantly, led to emergence of communities living in share houses. Share houses were a nucleus for a new cosmopolitan lifestyle, as these were essentially networked by walking, bringing together people from different communities, including university attendees, as well as the migrant, indigenous and working class populations who already lived in these suburbs.[1] This dynamic made Fitzroy and Carlton one of the hubs of countercultural experimentation in the form of communes, activism and sexual revolution in the period of 1960s–1980s, with various political organisations and new types of venues established in the WHEA.[2] For example, on Gertrude Street between Nicholson Street and Fitzroy Street, there were several organisations particular to the lesbian, feminist and bisexual women's communities. These included Shrew Women's Bookshop at 37 Gertrude Street (Melbourne's first feminist bookshop, operated 1983–97); Gertrude's Gift Shop at 39 Gertrude Street (a lesbian store, operated 1980s–90s); and the Women's Liberation Building at 26–28 Gertrude Street (a hub for political and feminist activity, operated 1988–92). Additionally, Key Club at 18–22 Gertrude Street was one of the first nightclubs in Melbourne that hosted guys only, 'mixed gay' and women only nights, operated from 1978 to 89.[3]

Like other inner-city suburbs of Melbourne, the suburbs of Carlton and Fitzroy underwent a process of gentrification from the 1980s and 1990s. Corresponding to rising rents in this area, many residents moved further north to suburbs such as Northcote and Brunswick.

The southern area of the WHEA includes the Royal Society of Victoria building, which is associated with the oldest scientific and philosophical society in Victoria, established in 1855. The present two storey brick structure was erected in several stages beginning with the original Meeting Hall which was completed in 1859, to a design by the noted Melbourne architect Joseph Reed. The Royal Australasian College of Surgeons building, to the east, is located on a triangular area of land originally occupied by the Model School, built between 1854 and 1856. The school was demolished in 1933 to make way for the new college, designed by Leighton Irwin and Roy Stephenson, and opened in 1935 as the Australasian headquarters of the college. The former Salvation Army Training Garrison, further east on Victoria Parade, was built in 1900 and represented a continuation of the

use of this area of Eastern Hill for religious and institutional purposes. The 1855 Baptist Church House and 1870s East Melbourne Synagogue in Albert Street also demonstrate this historical use of Eastern Hill. By contrast, the former ICI House, designed by Bates Smart McCutcheon, was a prominent commercial development and the tallest building in Australia when completed in 1958.

Description

The World Heritage Environs Area incorporates predominantly residential areas (with some mixed use, commercial and public use area) in Carlton and Fitzroy; together with properties at the north end of Melbourne's CBD in the area generally immediately south of Victoria Street/ Victoria Parade, and properties in the north-west of East Melbourne (including in the area known as 'Eastern Hill'); as well as the historical street networks lanes and associated public infrastructure. The outer boundary of the area is to the edge of the roads (on the east side) Fitzroy Street in Fitzroy, and Gisborne Street in East Melbourne; (north side) Bell Street in Fitzroy and Faraday Street in Carlton; and (west side) Drummond Street in Carlton. Properties on Drummond Street to the south of Grattan Street are also included on the west side. South of Victoria Parade/Street, the included blocks are bounded by Russell and La Trobe Streets, Exhibition and Little Lonsdale Streets, Spring and Lonsdale Streets and Albert Street.

Nicholson Street, Fitzroy, is the principal street in the eastern area of the WHEA, bordering the Carlton Gardens. Gertrude Street runs off Nicholson Street to the east, as do several other streets including Princes (south end), Palmer, Hanover, King William, Moor and Bell (north end) Streets, Fitzroy. These streets, with the exception of Gertrude Street, are predominantly residential, again characterised by lower scale 19th century development, mostly terrace rows. The Former National School (40-48 Bell Street, 1855, 1865, 1873, VHR H1031) and Edward Willis House (35 Hanover Street, 1854, VHR H0162) are two State listed buildings in this area. Rathdowne Street is the principal street in the western area of the WHEA, particularly in terms of its relationship to the REB & Carlton Gardens site. Queensberry (south end), Pelham, Grattan and Faraday Streets run off Rathdowne Street to the west; these streets incorporate a variety of residential, commercial and institutional development, with significant and intact terrace rows on the east side of Drummond Street and the west side south of Grattan Street. Carlton Street, and further north of the REB & Carlton Gardens site, including Barkly, Owen, Canning and Murchison Streets, incorporates largely small scale and predominantly intact 19th century significant streetscapes of residential development, including development focused on Murchison Square, a distinctive Victorian small public square. Victoria Parade/Victoria Street is an important thoroughfare within the southern area of the WHEA, and is described in more detail below. In terms of street plantings, plane trees are common plantings within the area.

Nicholson Street is characterised by a mix of lower scale (typically two-storey with some three-storey) residential development (including terraces and large dwellings) and a number of large institutional sites, including St Vincent's Hospital and the Convent of Mercy complex. The southern end of the street (toward Victoria Parade) is dominated by St Vincent's Hospital on the corner (which has 11 above ground levels on Nicholson Street), and associated medical and research buildings surrounding the site. The former Cable Tram Engine House (48 Nicholson Street, c. 1886, VHR H0584) is prominently located at the intersection with Gertrude Street. Royal Terrace (50-68 Nicholson Street, 1853-58, VHR H0172), Grantown House (82 Nicholson Street, c. mid-1850s) and Osborne House (40 Nicholson Street, c.1850, VHR H1607), are significant examples of mid-19th century residential development. Between Royal Terrace and Palmer Street are a number of terrace rows dating from the later 19th century. To the north of Palmer Street is the Convent of Mercy and Academy of Mary Immaculate chapel and school complex (88 Nicholson Street, c. 1850 and later, VHR H0507), which was built in stages, and incorporates a number of former residences. The Cairo Flats (VHR H1005), located on the corner of Hanover Street, depart from the 19th century character, being constructed in 1936. Between Hanover and Moor Streets are a number of two-storey, brick terraces and terrace rows, with a notable example being the Victorian Italianate terrace located on the corner of King William Street (c. 1862, VHR H0539).

Gertrude Street, extending east from the World Heritage site between Nicholson and Fitzroy Streets, is an important approach to the REB & Carlton Gardens and provides oblique views of the REB, particularly the Drum, Dome, Lantern and Flagpole, from the south side of the street. The Cable Tram which ran along Gertrude Street from the 1880s encouraged commercial development, and much of this survives. Gertrude Street is now a largely intact streetscape of two-storey shops and other commercial buildings, as well as terraces, from the late 19th and early twentieth centuries, with some modestly-scaled infill, mostly on the north side. Within the WHEA, Gertrude Street comprises buildings that housed political organisations and LGBTIQA+ venues in the 1960s to early 1990s. These operations were housed in existing early commercial buildings, at 37 Gertrude Street (Shrew Women's Bookshop, 1983–97); 39 Gertrude Street (Gertrude's Gift Shop, 1980s–90s); 26–28 Gertrude Street (Women's Liberation Building, 1988–92); and 18–22 Gertrude Street (Key Club, 1978–89).

Rathdowne Street has mixed institutional, residential and commercial development. The former Lemon Tree Hotel (2- 10 Grattan Street), with its notable curved façade to the intersection of Rathdowne and Grattan Streets, and a number of two-storey brick terraces are located on and near the northwest corner of Rathdowne and Grattan Streets. A four storey infill building has been constructed on the south-west corner of Rathdowne and Grattan Streets (249 Rathdowne Street), which abuts a row of two-storey terraces (239 Rathdowne Street and 233-237 Rathdowne Street). Carlton Gardens State School (201-231 Rathdowne Street) and the prominent Sacred Heart Church complex (199

Rathdowne Street, c. 1897, VHR H0016) are located to the north of Pelham Street. A significant early 20th century three-storey brick building, the former St Nicholas Hospital nurses' home, is sandwiched between infill buildings including a four-storey office building on the south-west corner of Rathdowne and Pelham Streets, and a four-storey residential development. The southern portion of Rathdowne Street has considerable infill development, although it retains some two-storey 19th century brick terraces (at 25-27 Rathdowne Street and 107-109 Rathdowne Street). The substantial former Presbyterian Manse remains at 101 Rathdowne Street (c. 1868, VHR H0017). The large and prominent infill residential tower (former Australia Post building) on the corner of Rathdowne and Queensberry Streets dominates the street and context, rising 15/16 above ground levels. The former Cancer Council building, currently unoccupied, is located on the corner of Rathdowne and Victoria.

Queensberry Street, extending west from the World Heritage site between Rathdowne and Drummond Streets, is an important approach to the REB & Carlton Gardens and provides oblique views of the REB, especially of the Drum, Dome, Lantern and Flagpole, from the south side of the street. Views past the parterre gardens towards the Hochgurtel Fountain are also available from the eastern end of the street. Queensberry Street contains two significant Victorian period terraces - Dalmeny House (21 Queensberry Street, c. 1888, VHR H0525) and Cramond House (23 Queensberry Street, c. 1888, VHR H0482). The two-storey Elsmere Terrace (1882) at 70 Drummond Street extends back along Queensberry Street. Development along the north side of the eastern part of Queensberry Street is low-scale mid 20th century infill.

Drummond Street, on the western extent of the WHEA, has a very consistent heritage character with the section between Grattan Street and Victoria Parade including long rows of large two storey, and some three storey, terraces, many with palisade fences, in significant streetscapes on both sides. Further north the significant heritage streetscape continues on the eastern side only (south of Glennon Lane) as more development has occurred on the west. Drummond Street also has a wide grassed median strip and several substantial Victorian buildings in keeping with its status as a principal street, including Rosaville (46 Drummond Street, 1883, VHR H0408), Medley Hall (48 Drummond Street, 1893, VHR H0409) and the Lothian Buildings (175-179 Drummond Street, 1864, 1868, VHR H0372).

Carlton Street, bordering the north of the REB & Carlton Gardens site, is a highly intact streetscape, incorporating an intersection with Canning Street. The eastern portion of the street is more varied than the west, with a mix of single and double-storey Victorian terrace rows and detached dwellings. Notable buildings include the Victorian dwelling at 12-14 Carlton Street; Elim Houses at 18-20 Carlton Street; Annie Villa at 22-24 Carlton Street and Canning Terrace (46-50 Carlton Street). To the west of Canning Street are two significant double-storey terrace rows (78-82 Carlton Street and Gordon Terrace, 90-

100 Carlton Street), as well as the prominent two-storey villa on a triangular plan which addresses the intersection of Carlton and Barkly Streets.

Victoria Parade (east of Spring Street) and Victoria Street (west of Spring Street) bordering the south end of the REB & Carlton Gardens site, is an important thoroughfare within the WHEA, and provides the interface between the Carlton Gardens to the north and city development to the south. It also provides the opportunity for axial views along the treed avenues in the South Gardens to the REB. From the east, Victoria Parade has to its north the large St Vincent's Hospital site, and to its south a number of significant heritage buildings including the Eastern Hill Fire Station (108-122 Victoria Parade, c. 1892-3, VHR H1042), former Salvation Army property (68-88 Victoria Parade, c. 1900-01, VHR H0554), and the Royal Australasian College of Surgeons (250-290 Spring Street, c. 1934, VHR H0870). The treed median strip in Victoria Parade, up to the intersection with Nicholson Street, is individually included in the Yarra HO, as HO188 'Victoria Parade, Fitzroy, street trees'. Large and prominent contemporary towers, including residential development, are located at and near the corner of Spring and La Trobe Streets on Victoria Street (with addresses to 283 and 299 Spring Street, and 33 La Trobe Street) and at the corner of Nicholson Street. The Royal Society of Victoria building, caretakers cottage and weather station (1-9 Victoria Street, c.1858, VHR H0373) are sited on a wedge of land bounded by Victoria, La Trobe and Exhibition Streets. Horticultural Hall, (31-33 Victoria Street, 1873, VHR H0520) is further west, bounded by Russell, Mackenzie and Victoria Streets.

Statement of significance

What is significant?

The World Heritage Environs Area Precinct generally borders and is adjacent to the Royal Exhibition Building and Carlton Gardens, Carlton. It includes land and properties in the suburbs of Carlton and Fitzroy, the northern area of Melbourne's Central Business District, and East Melbourne.

How is it significant?

The World Heritage Environs Area Precinct is of historical, ~~social~~ architectural and aesthetic significance and reflects the area of greater sensitivity within the buffer zone surrounding the World Heritage listed Royal Exhibition Building and Carlton Gardens.

Why is it significant?

The World Heritage Environs Area Precinct is of historical ~~and social~~ significance for its association with the World Heritage listed Royal Exhibition Building and Carlton Gardens. The latter is the most complete nineteenth century international exhibition site in the world, and the main extant international survivor of a Palace of Industry and its setting. The Carlton Gardens, within Carlton, was selected as the site for the construction of the

Exhibition Building in 1879-1880 and subsequent hosting of the 1880 and 1888 international exhibitions, due to its parklike setting, central location and size (64 acres/26 hectares). The subsequent upgrading of the gardens further augmented their attractiveness which, together with the prominence and visibility of the Exhibition Building, helped enhance the status of this area within the local Carlton and Fitzroy contexts. (Historical significance).

The precinct is also of historical significance for its association with the successful campaigns to retain the nineteenth century fabric of Carlton and Fitzroy in the 1960s and 1970s. In the 1940s and 1950s even the survival of the Exhibition Building was in doubt, as was the survival of much of the nineteenth century residential and institutional building fabric and character of the inner areas. From the 1960s these suburbs were threatened by the slum reclamation and urban renewal under the Housing Commission of Victoria. A coalition of urban activists, social justice groups, poor residents and immigrant renovators campaigned against these government policies. The campaigners strategically directed their efforts towards the conservation of the buildings and urban character of Carlton and Fitzroy. Pressure from the campaigners eventually contributed to the abandonment of the Housing Commission's broad-acre slum reclamation and high-rise estate building plans for the inner areas. The extensive areas of Victorian-era housing and institutional buildings in Carlton and Fitzroy, which were saved as the result of these campaigns, helped to make Melbourne one of the most intact Victorian-era cities in the world. (Historical significance).

The precinct is historically significant for its role in a period of immense social change in Melbourne, in particular for its concentration of countercultural activity from the 1960s. The suburbs of Carlton and Fitzroy attracted young people with their proximity to universities and affordable rents, leading to the formation of communities in share houses. This confluence of factors fostered a new cosmopolitan lifestyle, bringing together people from diverse backgrounds, including university students, as well as migrant, indigenous and working-class populations who already lived in these suburbs. Fitzroy and Carlton became one of the centres of countercultural experimentation in the form of communes, activism and sexual revolution in the period of 1960s–1980s. Various political organisations and unique venues were established in the area. Notably, Gertrude Street was home to several organisations for lesbian, feminist, and bisexual communities, such as the Shrew Women's Bookshop and Gertrude's Gift Shop. The Women's Liberation Building and the Key Club were also established in this era and are historically important to the feminist and LGBTIQA+ communities in Carlton, Fitzroy and the broader Melbourne metropolitan area. (Historical significance).

The precinct is also of historical ~~and social~~ significance for incorporating important and intact areas of residential, commercial and institutional development within the early Melbourne suburbs of Carlton and Fitzroy, and institutional development in the northern

area of Melbourne's Central Business District. These areas are significant to the respective municipalities of Melbourne and Yarra for demonstrating aspects of local historical development, and for contributing to the historical character of the municipalities. The areas also provide an immediate setting and context of significant heritage character for the REB and Carlton Gardens site, including properties which directly address the site and can be seen from the site; and significant development which preceded, was broadly contemporary with or followed the 1879-1880 construction and development of the REB. (Historical significance).

The precinct is of architectural and aesthetic significance. It retains substantially intact nineteenth century streetscapes, particularly on Nicholson Street (north of Gertrude Street), the south side of Gertrude Street, Carlton Street, and Rathdowne Street north of Pelham Street. The streetscapes display a comparatively high proportion of original nineteenth century form and fabric, including substantial areas of two-storey, with some three-storey residential and commercial development. The streetscapes are also interspersed with prominent institutional properties of the nineteenth and early twentieth centuries. Materials and architectural elements include face brick, bluestone and rendered masonry construction materials; pitched and hipped iron and slate-clad roofs; chimneys; prominent parapets and pediments; post-supported verandahs, many with elaborate iron lacework or timber detailing; a high proportion of iron palisade fences; and typically zero or shallow front setbacks with gardens. Public infrastructure includes some bluestone pitched road and lane surfaces, and kerbs and channels. Plane trees are common street plantings. The precinct additionally exhibits a typically fine grain pattern of urban development, generally emphasised by the regularity of the terrace row subdivisions, narrow allotments and street grid, with many streets running at right angles to the REB site. (Aesthetic significance).

A number of key heritage buildings from the nineteenth and early twentieth centuries are located in the precinct, some of which are landmarks in their own right but which also have a strong visual relationship or connection with the REB. These buildings, most of which are included in the Victorian Heritage Register, include Royal Terrace, the Cable Tram Engine House, Convent of Mercy/ Academy of Mary Immaculate complex, Grantown House and Osborne House on Nicholson Street; the Sacred Heart Church complex including Presbytery, former Presbyterian Manse, Carlton Gardens Primary School, and former St Nicholas Hospital nurses' home on Rathdowne Street; and the Royal Society building on Victoria Street. (Aesthetic and historical significance).

The precinct provides for significant views to the REB and Carlton Gardens site including direct views to the building, dome and garden setting from bordering/abutting streets, depending on where the viewer is standing. It also provides some proximate views and vistas to the REB dome from streets and minor lanes to the east and west of the site (including Gertrude Street and Marion Lane in Fitzroy; and Queensberry Street in

Carlton); the north ends of Spring and Exhibition Streets; Nicholson Street near the junction with Victoria Parade; the east end of Latrobe Street; and from Victoria Parade immediately east of the junction with Nicholson Street. Views out of the REB site into the precinct also reinforce the understanding and appreciation of the ~~original~~ authenticity of the nineteenth century context and significant setting of the REB, including from the roof deck level. (Aesthetic significance)

Other recommendations for HO361

It is recommended that Yarra City Council provides the revised statement of significance for HO361 to the Department of Transport and Planning to be considered as a part of the review of the World Heritage Environs Precinct, which forms part of the World Heritage Strategy Plan for the Royal Exhibition Building & Carlton Gardens World Heritage Environs Area (revision of which is currently under way).

Endnotes

[1] Rundle, G 2018. https://meanjin.com.au/memoir/every-time-i-see-you-falling/, accessed 15 March 2024.

[2] McKew, M 2023. https://overland.org.au/2023/10/the-work-of-friendship-the-new-communities-of-melbournes-60s-and-70s-counterculture/, accessed 15 March 2024.

[3] Hurley, M 2011:56–57. https://latrobejournal.slv.vic.gov.au/latrobejournal/issue/latrobe-87/t1-g-t5.html, accessed 15 March 2024.

Appendix B—Individual place citations (local)

The Laird O'Cockpen Hotel (The Laird)

Prepared by: GML Heritage

Address: 149 Gipps Street, Abbotsford

Name: The Laird O'Cockpen Hotel (The Laird)	**Inspection date:** March 2024
Place Type: Hotel	**Architect:** Sydney Wigham Smith
Significance: Individually Significant	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** c1889



Figure 1. The Laird, 149 Gipps Street, Abbotsford. (Source: GML March 2024)



Figure 2. The Laird, 149 Gipps Street, Abbotsford. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Abbotsford

Sited on the lower Yarra (Birrarung), Abbotsford occupies the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation. The Woi-wurrung name for the area is recorded as Carran-carramulk (Niall 1996). Dight's Falls at Abbotsford is a significant Wurundjeri Woi-wurrung cultural place and also marks the extent to which water-borne vessels could travel upstream.

Abbotsford was first occupied by settlers in the late 1830s. From the 1840s, several large estates were acquired in the area, with a number of villas and small farms picturesquely sited on the Yarra River. This included John Orr's 'Abbotsford House', after which the suburb was named; as well as Andrew and Georgiana McCrae's 'Mayfield' (1841) and Edward Curr's 'St Helier's' (1842). Hodgson's punt provided a connection to Kew on the elevated eastern side of the river. A bridge over the Yarra at Johnston Street replaced the punt c1852.

A township site at Abbotsford was surveyed in the 1850s and established as an inner-eastern suburb of Melbourne. Nestled in a deep bend of the river, Abbotsford was largely low-lying, swampy and subject to inundation. Abbotsford became part of the new City of Collingwood, established in 1855.

The Good Shepherd order of Catholic nuns established a convent at Abbotsford in 1863 and a refuge for women and girls who were destitute and vulnerable, taking over the former properties of and Orr and Curr. Over time, the extensive riverbank site included large convent buildings, a commercial laundry, a working farm, accommodation for residents, school buildings and a church.

Despite its middle-class beginnings, the suburb of Abbotsford developed predominantly as a working-class area, with a large areas of modest single-storey terraced housing built in the second half of the nineteenth century. Abbotsford became an important site of industry and its industrial development that had commenced with John Dight's mill race in 1839. Other notable industries included the Abbotsford brewery, which opened in 1904, and the Kodak processing factory. Government and Catholic primary schools were established, as well as both government and Catholic technical schools. Commercial areas developed along Johnston Street and along the east side of Hoddle Street.

In the mid-1990s the Abbotsford Convent site became the subject of a long-running planning dispute and the subject of a high-profile and ultimately successful heritage campaign. Today, with both state and national heritage listing, the former convent site serves as an important centre of cultural life and,

along with the adjoining Collingwood Children's Farm, established in the 1970s, provides a large area of public open space.

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93)*.*

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The site of The Laird O'Cockpen Hotel (The Laird) is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The Laird at 149 Gipps Street, Abbotsford is located at Crown Portion 56 in the Parish of Jika Jika, County of Bourke. The land was first purchased on 13 February 1839 by JT Hughes and J Hosking[1] (Plan of the Parish of Jika Jika). It consisted of 24 acres and ran from today's Gipps Street to Victoria Parade, and from Hoddle Street to Park Street.

Hughes and Hosking also purchased eight other large allotments during the same land sale in 1839 (Plan of the Parish of Jika Jika; Map of part of Collingwood and Fitzroy). John Terry Hughes and John Hosking were partners in the firm of Hughes & Hosking, which rose rapidly in prosperity and acquired considerable property, mostly in Sydney, but also in Melbourne, as well as large country holdings. (Parsons 1966).

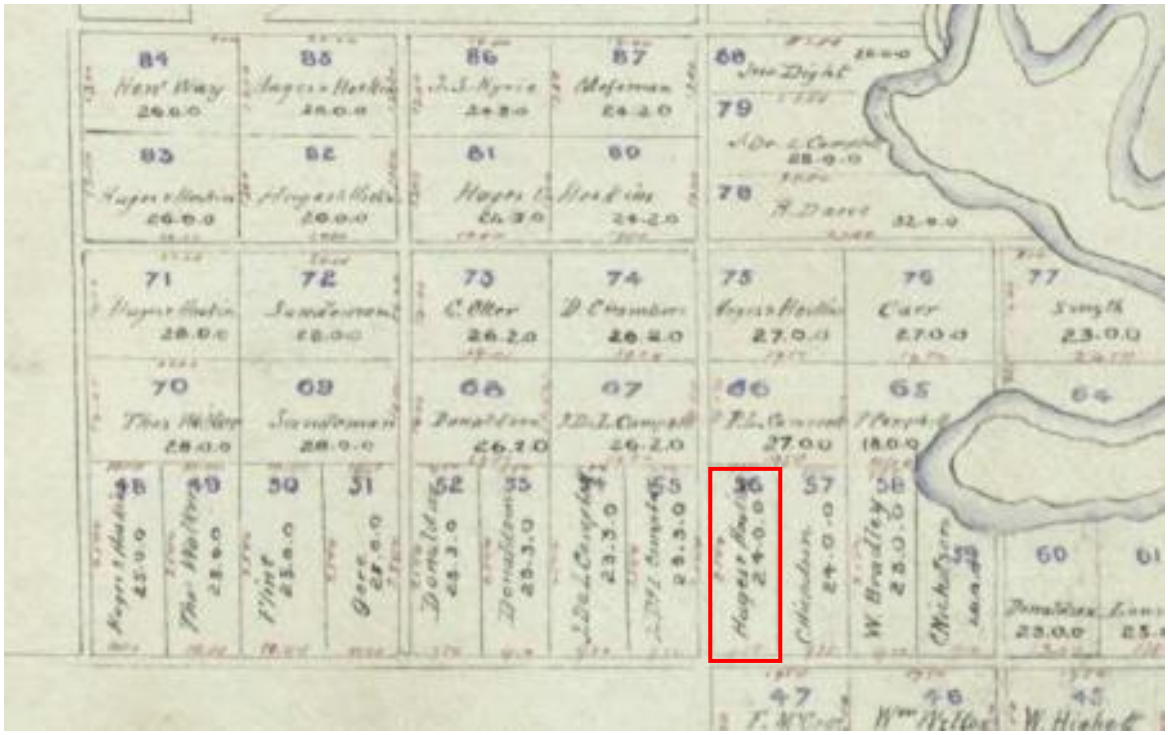


Figure 3. Detail of subdivision of Parish of Jika Jika showing Crown Allotment 56 denoted in red outline. (Source: State Library Victoria, with GML overlay)

An undated plan of subdivision for a portion of section (allotment) 56 shows the subject site at number 87. The block is 66 ft by 40 ft (approximately 20 m by 12 m), making it a block of around 245 square metres.

[1] Note that Parish Map Jika Jika M21C shows the purchasers of allotment 56 as HT Hughes and J Hosking. But three other allotments on the same map show the purchasers as JT Hughes and J Hosking, so it is assumed that this is an error. John Terry Hughes and John Hosking were partners in the firm of Hughes & Hosking, which rose rapidly in prosperity and acquired considerable property in Sydney and large country holdings.

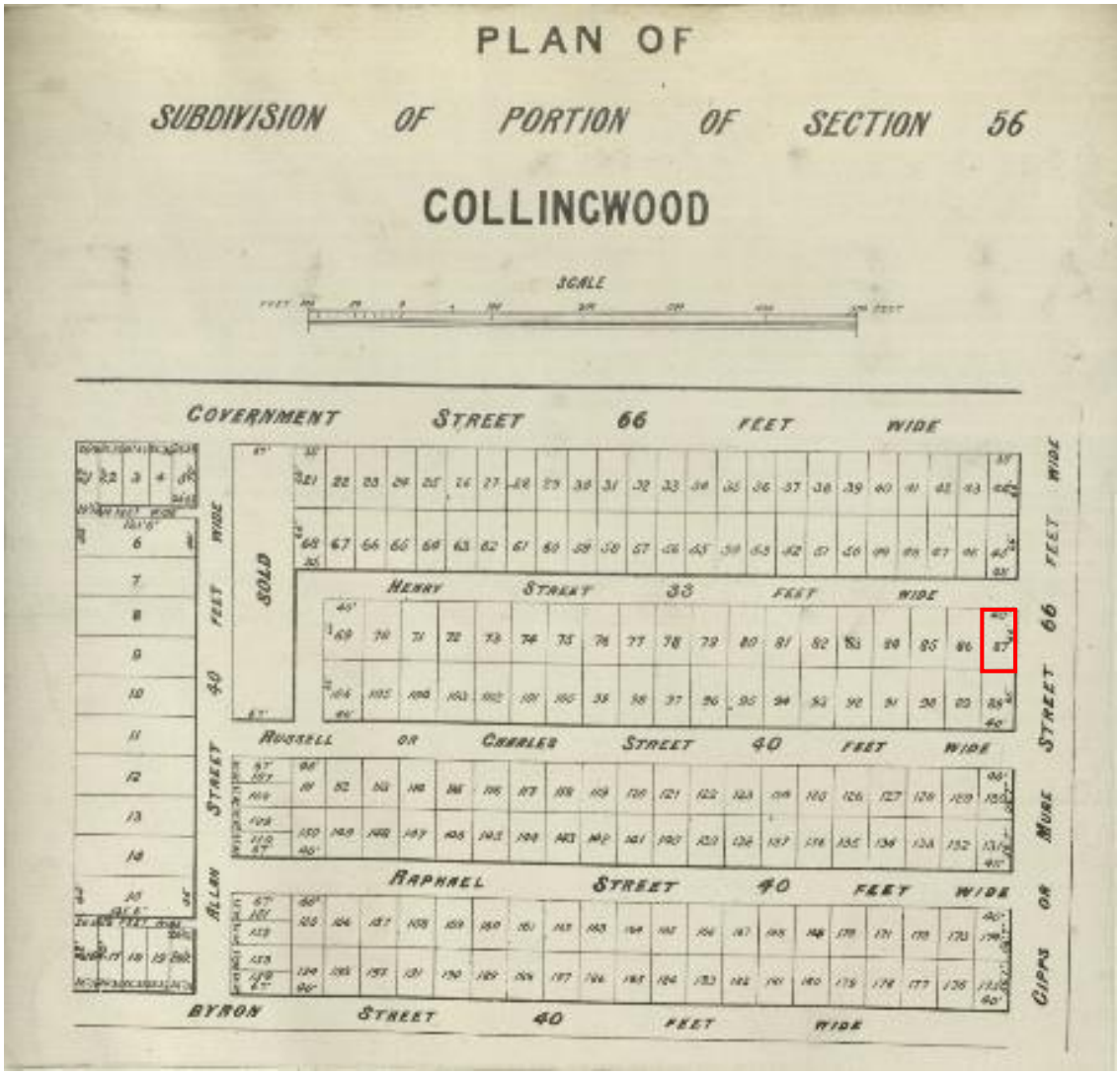


Figure 4. Plan of subdivision of portion of section 56, Collingwood, undated. The subject site is denoted in red outline. (Source: State Library Victoria, with GML overlay)

Various sources claim there was a licensed premise on this site since 1847, but this is undocumented (Willett et al 2021: 114; '30 Years of the Laird Hotel':15; Laird Hotel 2024; Jahshan 2015; City of Yarra 2018).

It is clear that there was a building on the site by 1858, as shown on the plan of East Collingwood dated January 1858, compiled from surveys executed under direction of Clement Hodgkinson (Figure 4).

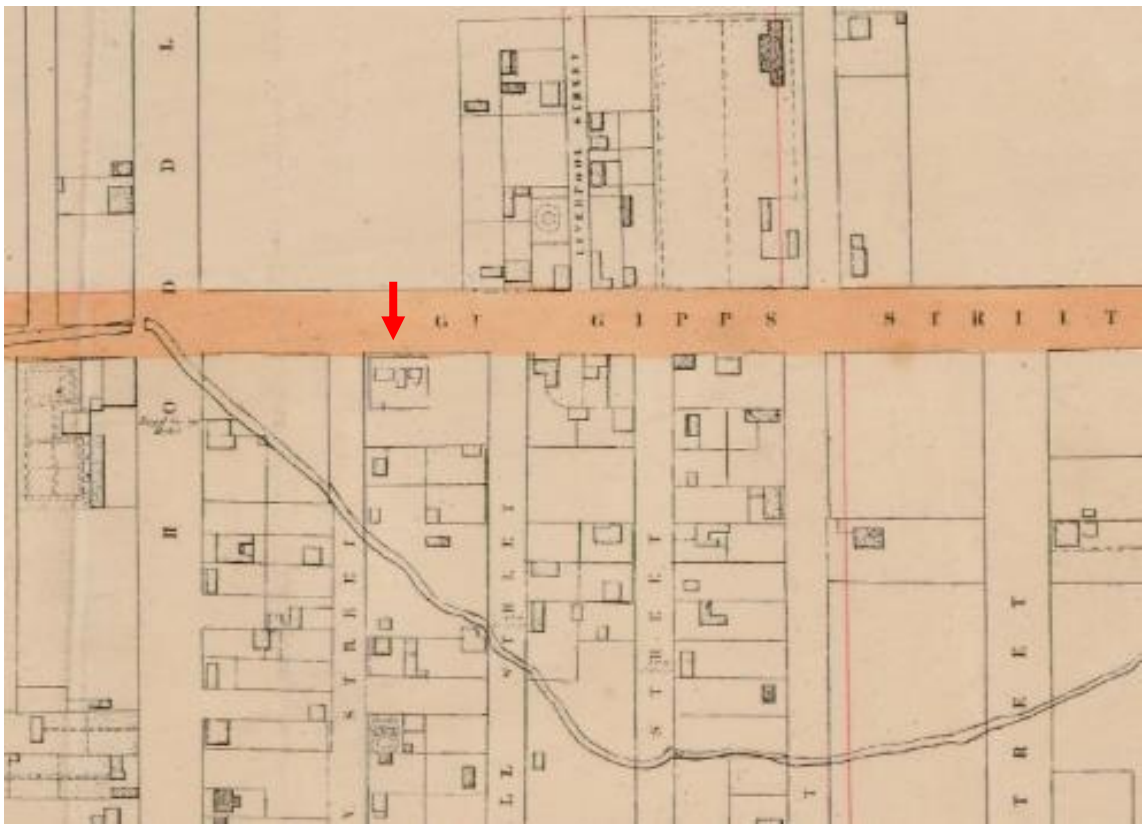


Figure 5. East Collingwood plan January 1858, compiled from surveys executed under direction of Clement Hodgkinson. Subject site indicated by red arrow. (Source: State Library Victoria, with GML overlay)

A hotel named 'The Laird O'Cockpen Hotel', was in existence on the site by at least 1870 (S&Mc 1865 and 1870; Collingwood Historical Society 2023; Ward 1995:156). The name Laird O'Cockpen derives from a traditional Scottish folk song written by Scottish poet Carolina Oliphant in the 1820s.

In December 1877, Crown Portion 56 was further subdivided and transferred to William Robert Martin, and in December 1881 it was transferred to George Henry Jamison (CT: V989 F738; CT V1309 F175) (Figure 6). In 1883, Jamison purchased the neighbouring block directly south of The Laird O'Cockpen Hotel (CT:V1424 F710) (Figure 7). Both titles reflect the same ownership pattern and were merged into a single tile in 1971 (CT:V8097 F091; V8898 F420; V9779 F286).

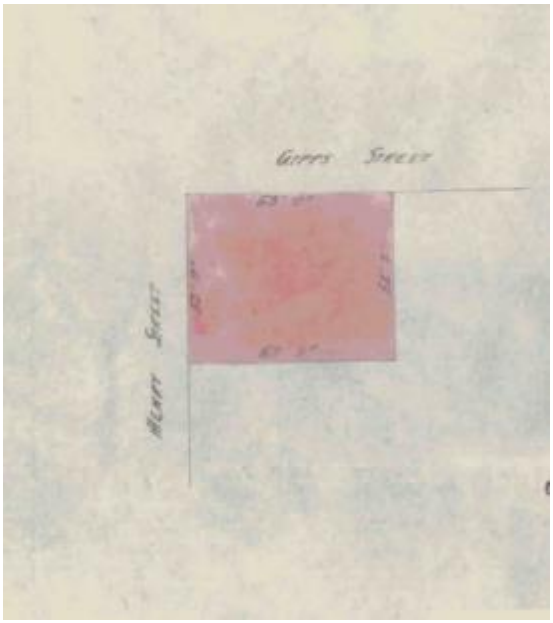


Figure 6. Certificate of Title detail, 1877, V989 F738. (Source: Land Victoria)



Figure 7. Certificate of Title detail, 1883, V1424 F710. (Source: Land Victoria)

Photographs taken from the roof of the Collingwood Town Hall in around 1887 show The Laird O'Cockpen Hotel on the corner of Gipps and Henry streets (Figure 8 and Figure 9). The site was one block from the Collingwood Town Hall (opened in 1887) and the Collingwood train station (opened in 1901). The photographs show an L-shaped single-storied hipped-roof corner building, with a splayed corner entrance..



Figure 8. View of Collingwood and Abbotsford looking south from the Collingwood Town Hall, c1887. Subject site indicated by red arrow. (Source: Yarra Libraries, CL PIC 46)



Figure 9. View of Abbotsford looking south-east from the Collingwood Town Hall, c1887. Subject site indicated by red arrow. (Source: Yarra Libraries, CL PIC 24)

Between August 1887 and November 1888, the prolific hotel architect Sydney Wigham Smith invited tenders for the 'pulling down and re-building of The Laird O'Cockpen Hotel' (*Argus* 23 August 1887: 3; *Age* 30 October 1888: 10). By October 1888, the tender notice indicated that bricks had been secured, and by November, an additional tender notice was seeking labour to 'clean bricks' (*Age* 30 October 1888: 10; 26 November 1888: 8). Also in November 1888 was a further tender notice for the 'purchase and removal' of old building material from The Laird O'Cockpen Hotel (*Age* 14 November 1888: 9).

Also in October 1888, were additional tenders invited by Ravenscroft & Freeman for 'alterations, additions and new fittings' at The Laird O'Cockpen Hotel (*Age* 2 October 1888: 3).

In 1891, Charles Alfred Ogg joined Sydney Wigham Smith to form the architectural firm Sydney Smith & Ogg. Sydney Smith & Ogg were associated with a number of Collingwood hotels, including the Bendigo, Yorkshire Stingo, and Sir Robert Peel, all owned by Carlton and United Breweries (Collingwood Historical Society 2011:6-7).

A 1901, the Melbourne and Metropolitan Board of Works (MMBW) plan shows The Laird O'Cockpen Hotel with various structures on the site, including kitchen sinks (KS), closets (toilets) (C), stable (S) and urinals (U) (Figure 10).

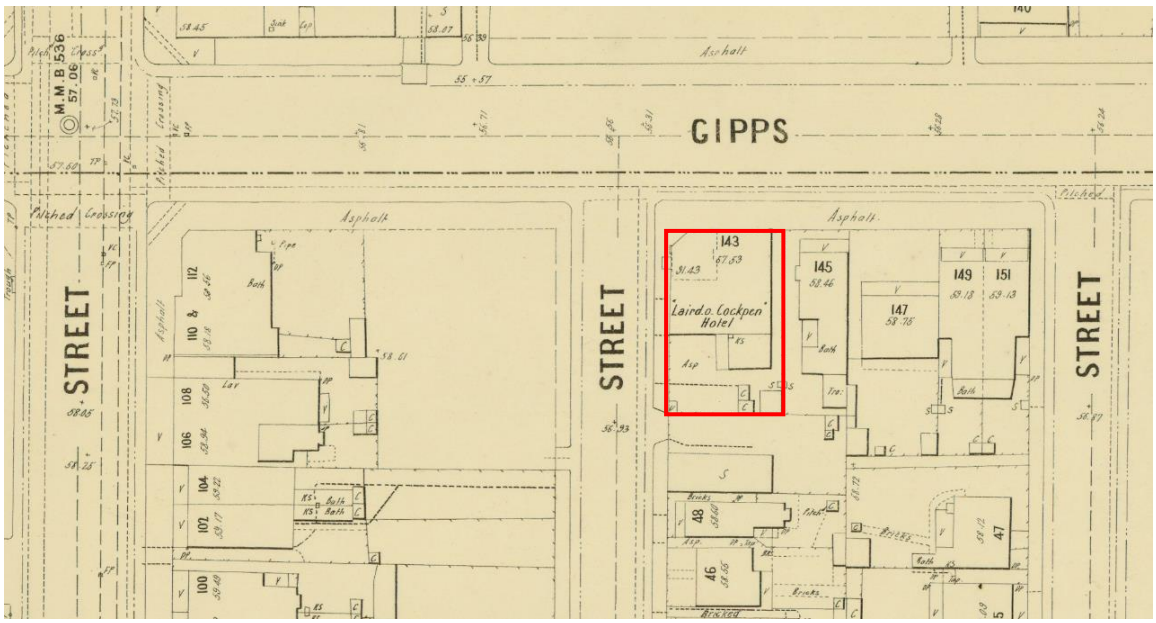


Figure 10. MMBW, City of Collingwood Detail Plan 1312, 1901, with subject site denoted in red outline. (Source: State Library Victoria, with GML overlay)

On the MMBW detail plan the site is numbered 143 Gipps Street. By 1910, the number had changed to 149 Gipps Street (S&Mc 1890–1910).

Ownership of the land was transferred to Carlton Brewery Limited in October 1907. The licensee around this time was E Lonergan and in 1910 was Mrs C Lonergan (S&Mc 1905, 1910).

The venue continued to operate as a hotel throughout the twentieth century, changing ownership several times during this period.

In 1980, a new chapter began for the hotel when it was rebadged as 'The Laird' by new owners and was established as a dedicated gay bar. In the 1980s, the venue sought to still accommodate the longstanding local community who retained strong links to the place, retaining the public bar remained as the local bar, while the back bar was redesigned to appeal to the new clientele ('30 Years of the Laird Hotel' 2010:16).

The new owners' particular focus was on 'those who were less interested in drag or disco and more in having a beer with their mates' (Willett et al 2021:114).

> *The Laird was the place in Melbourne where the emerging gay style known as the new masculinity, or the clone look, was first manifested. The clones (so called because they all looked alike) dressed in a conventionally masculine wardrobe – denim, flannelette shirts, work boots – and sported short hair and moustaches. The Laird became a strong supporter of Melbourne's bear, leather and fetish scene. (Bears are larger, or heavy-set hairy gay or bisexual men.) This clientele has been the mainstay of The Laird for over 40 years and many speak of a strong sense of camaraderie (Willett et al 2021:114).*

The Laird also played a significant role in supporting community responses to HIV/AIDS. On 12 July 1983, a public meeting that established the Victorian AIDS Action Committee, later VAC/GMHC, was held at The Laird. The hotel has since been a steady partner of the VAC (now Thorne Harbour

Health). The hotel also provided a platform to spread the safe-sex message. The venue has held significant fundraising initiatives for the gay community over many years, such as the annual Laird Auction for VAC's David Williams Fund. The Laird has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel' 2010:16).

Being 'men-only' had been a long-standing policy at The Laird and in 1998, the Laird's owners were granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women. The Anti-Discrimination Tribunal (ADT) accepted that the hotel had an 'essentially male character', and that 'gay male patrons would be inhibited in the way they expressed themselves' with women present (Willett et al 2021:114). In 2018, lessee of The Laird, Brett Lasham, reflected on this decision:

> *At the time, gay men wanted a place to feel comfortable to meet and gather information, particularly around the issues of HIV prevention. These topics were still very 'underground'. The exclusion was less about keeping women out and more about welcoming gay men in (City of Yarra 2018).*

The Laird developed an international reputation that put it on the agenda for gay tourists from Australia and around the world. British singer songwriter, and lead of rock band Queen Freddie Mercury (1946–1991) and English singer songwriter, record producer and pop culture icon George Michael (1963–2016) are both said to have visited (City of Yarra 2018).

In 2020, The Laird celebrated its 40th anniversary. There is conjecture over whether it is the oldest gay bar in Melbourne (or whether this title belongs to the Prince in St Kilda). The hotel claims to be Melbourne's longest running gay-owned and operated bar and accommodation venue (City of Yarra 2018).

Community connection

The Laird opened in 1980 as a gay pub and continues that purpose today. It retains an established reputation within the LGBTIQA+ community as Melbourne's premier "man's hotel" (*Focus* Summer 1999–2000, Issue 36).

Since the 1980s, The Laird established a strong identity as a 'masculine' hotel, and the renovated bar was updated to feature a western theme with a horseman as the hotel logo. Through this theme the venue has been appealing to local clubs within Melbourne's bear, leather and fetish scenes, who have forged strong connections and associations with The Laird ('30 Years of the Laird Hotel' 2010:16). This clientele has been the mainstay of The Laird for over 40 years, and many speak of a strong sense of camaraderie (Willett et al 2021: 114). This was emphasised by long-standing patrons of The Laird in interviews as part of the Queer-way projects, who spoke of The Laird as a safe space where they no longer felt threatened. Brett Lasham, current lessee of The Laird (since 2007), noted in his interview that he considers the business to be 'caretakers' of The Laird community, emphasising 'it's not just business, it's community' (Queer-ways 2022).

Significantly, it is rumoured that the ashes of several people who have died are hidden in the walls and buried under the tree in the hotel yard (Queer-ways 2022). Brett Lasham spoke to this rumour:

> *Because back in the day guys families had disowned them for whatever reasons, just for being gay or having the virus, then their mates would simply bring them to The Laird* (Queer-ways 2022).

The Laird has also played a significant role in fundraising initiatives for the gay community over many years, notably supporting community responses to HIV/AIDS, and continues these initiatives today (Willett et al 2021: 114; The Laird 2023). Notable events include Northside Bizarre, run in collaboration with Thorne Harbour Health, and fundraising through the Laird Leatherman competition (The Laird 2023).

The Laird has also established close connections with other leather and denim bars around the world, and has become a destination for many international tourists, many who stay in the accommodation provided in the building. The Laird has become known globally as a supportive and exciting place for gay men to stay while in Melbourne (The Laird 2023).

Today The Laird remains home to various VicBears events (who fly their flag from the exterior of the venue), Melbourne Rubber events, nights such as ‘spit and polish’ and various queer sports clubs. It is considered a staple of the Melbourne queer scene (Queer-ways 2022). The Laird now identify to be the venue ‘formerly known’ as "Melbourne's only bear and leather bar", noting that:

> *The Laird has progressed over the years to become a haven, meeting place and party space for same-sex attracted CIS and Trans males.*
>
> *We cater to a wide range of men, and it’s a great place to meet up with locals and visitors from around the world* (The Laird 2023).

The Laird maintains an established clientele with men in the LGBTIQA+ community, as evidenced by their regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage (The Laird 2023; GML 2023).

Description and integrity

The Laird O’Cockpen Hotel at 149 Gipps Street, Abbotsford is located on the south west corner of Gipps Street and Henry Street, Abbotsford. Built in c1889 to a design by prominent architect Sydney Smith the two storey face brick (now overpainted) and render building features elements of the Victorian free classical style. Built to the property boundary line along both Gipps Street and Henry Street, the building sits below an iron clad multi hipped roof concealed by a parapet. Entry to the building would have originally been through its splayed corner which is typical of hotel and shop buildings built at this time.

Along Gipps Street the building is divided into six bays by pilasters that rise through both levels and the parapet. The bays vary in width alternating from narrow (single window width) to wide (two window widths) The ground floor windows have round arched heads with label moulds and keystones joined by a continuous stringer mould. At the first floor level the windows have segmental arched heads with similar label moulds and keystones but no stringer course. A similar arrangement continues down Henry Street however there are only three bays due to its shorter length. Along both facades a moulded stringer course demarcates the ground and first floor level and a cornice runs below the parapet line. The parapet is straight with a moulded top and features broken triangular pediments at each of the building’s narrow bays. At the break in the tringle of the pediment a dwarf pier rises above the pediment line featuring triangular moulds to each side.

The splayed entry has a round arched opening fitted with a four panel door. Above this door at the first floor level lettering applied to the wall at an angle spell out ‘The Laird O’Cockpen Hotel’

Along Henry Street a single storey wing which extends beyond the main hotel building appears to be a later addition. Along Henry Street the two round arched ground floor window have been filled in and the windows either side of the splayed entry appear altered. Windows at the upper level are timber double hung sashes.

Overall, The Laird O’Cockpen Hotel’ has high integrity with few changes visible to its principal facades. The building retains its original built form, window and door openings and rhythmically arranged facade of pilasters that rise though its intact parapet with pediments.



Figure 11. Gipps Street elevation of The Laird. (Source: GML March 2024)



Figure 12. Gipps Street and Henry Street elevation of The Laird. (Source: GML March 2024)



Figure 13. Henry Street elevation of The Laird. (Source: GML March 2024)



Figure 14. Lettering applied to the wall at an angle spell out ‘The Laird O’Cockpen Hotel’. (Source: GML March 2024)

Comparative analysis

Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant places within precincts or as individually significant places. Of these the following are most comparable to The Laird O'Cockpen Hotel due to their build date, corner location and architectural styling:



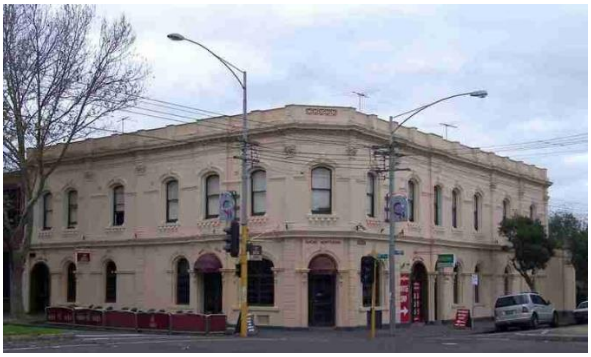
The Prince Patrick Hotel and Shops, 135-141 Victoria Parade, Collingwood (HO138). (Source: Heritage Victoria HERMES 101309)

The Prince Patrick Hotel and Shops at 135-141 Victoria Parade, Collingwood was constructed in 1887 to a design by architect Samuel Lyons. Comprising of a double-storey Italianate hotel with two attached shops, the buildings rendered facades are articulated by a series of pilastered bays with superimposed classical orders and segmental arched window and door openings. The building is a good and substantially intact example of a highly ornamented Italianate commercial building, and it is a key element in the Victoria Parade streetscape



The former "Friendly Societies" Hotel 226 Langridge Street, Abbotsford (Significant in HO313). (Source: Heritage Victoria HERMES 87782)

The former "Friendly Societies" Hotel at 226 Langridge Street, Abbotsford was constructed in 1889. Designed in the Italianate style, the two storeyed rendered hotel building features linear rusticated lower walls with round arched openings and a corner splay entry. At the upper level the flattop openings have prominent triangular pediments supported off oversized decorative console scrolls. The buildings parapet features modillion blocks below a moulded cornice line and a large triangular pediment above the splayed corner



Great Northern Hotel 644 Rathdowne Street Carlton (Significant in HO326) (Source: Heritage Victoria HERMES 91686)

The Great Northern Hotel at 644 Rathdowne Street Carlton was constructed in 1889. This prominent corner hotel with signature corner splay is designed in the Italianate style. Each of the building's street façades are divided by a series of pilastered bays with superimposed classical detailing. The ground floor features round arched openings while those of the upper level have segmental arched heads. Continues moulded string courses divide the facades horizontally with a dentil course and moulded cornice sitting below a simple parapet.



Loyal Studley Hotel (former) 53 Burnley Street Richmond (HO374) (Source: Heritage Victoria HERMES 169072)

The Loyal Studley Hotel (former) at 53 Burnley Street Richmond was constructed in 1891 to a design by architect James Wood. Designed in the English Queen Anne Revival style, the two storey red brick building has a slate gable roof and an asymmetrical façade with prominent gable end and classical rendered detailing. The building has aesthetic significance as an early example of the English Queen Anne Revival style applied to a suburban hotel and is historically and socially significant as a public gathering place since 1870. The ground floor has been altered.

The Laird O'Cockpen Hotel is directly comparable with the above examples as a highly intact prominent corner hotel built in the late 1880s. It demonstrates a similar pattern of development, being a site that had been occupied by a hotel since the 1850s–1860s and was rebuilt.

Stylistically the Laird O'Cockpen Hotel is transitional bearing elements of the Victorian free classical style but with a materiality that was more commonly used in Federation architecture from the 1890s to 1910s. This is evident in its use of classical motifs free of the rigours of the academic language of classicism combined with expressed structural walls of face brick rather than render.

Like the Prince Patrick Hotel and the Great Northern Hotel, the primary facades of the Laird O'Cockpen Hotel are articulated by a series of pilastered bays with superimposed classical orders. Round arched windows are used for the ground level with segmental arched openings for the first floor. This treatment is repeated at the former "Friendly Societies" Hotel and the Great Northern Hotel.

Overall the façade treatment of the Laird O'Cockpen Hotel is most similar to the Prince Patrick Hotel. Both buildings facades are broken into bays of varying widths which carry through to the parapet with

pediments marking the narrower bays. What distinguishes the Laird O'Cockpen Hotel from these examples is its use of face brick work rather than the more typically applied render finish.

The use of face brick (usually red bricks) gained popularity from c1890 but was most frequently used after 1900. In this way the Laird O'Cockpen Hotel is similar to the Loyal Studley Hotel (1891) although this building displays characteristics of the English Queen Anne Revival as well as the free application of classical motifs.

Designed by Sydney Smith, the Laird O'Cockpen Hotel is a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs and design influences from the Art Nouveau and Arts and Crafts movements.

Overall, the Laird O'Cockpen Hotel is a finely executed and intact example of a late 1880s hotel designed by prominent architect Sydney Smith. The building displays a sophisticated application of classical architectural motifs combined with the use of face brick wall, an unusual combination at this time. For these reasons, the place is of historical and representative significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Peel (also The Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- The Glasshouse Hotel 47-51 Gipps Street, Collingwood (HO103)
- DTs, 164 Church Street, Richmond (HO379)
- The Star, 176 Hoddle Street, Abbotsford (not included in the Heritage Overlay)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host LGBTIQA+ events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Laird is comparable to the above examples as a hotel which has been a gathering place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, The Laird is directly comparable to places such as The Peel, DTs, the Glasshouse, The Star and Dukes.

Of these examples, The Peel and DTs are directly comparable as venues which continue to operate as dedicated LGBTIQA+ venues, established in 1988 and 1995, respectively. Both venues, predominately cater to gay men (and those who identify as gay men), while The Peel operates as a nightclub and DT's has an established identity as a local 'corner pub'.

While no longer operating, the Glasshouse was established as a dedicated lesbian venue, and operated from at least 1991 to 2011. The Star operated as a dedicated LGBTIQA+ venue from 1997 until the 2010, hosting queer-themed events seven nights a week. The management were recognised for their support in showing events and performances from diverse and marginalised queer communities, including OutBlack, the Lotus Club and King Victoria (Queer-ways 2022). Dukes operated for a shorter period of time (1984–1986), and provided dinner and live entertainment, showcasing Melbourne's drag scene.

The Laird stands out in the group as the earliest and longest standing operation as a dedicated LBGTIQA+ pub, having served as a gathering place for predominantly (and almost exclusively) gay men for a period of nearly 45 years, since 1980. In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, a move which was followed by The Peel almost a decade later in 2007. This has served to solidify the continuity of The Laird as a gathering place for gay men. The Laird has a distinct identity as a venue which has historically tailored itself toward the bear, leather and fetish scene, unlike The Peel which attracts a more diverse cross section of gay men, although The Laird now openly welcomes same-sex attracted CIS and Trans males. The Laird is further distinguished for its significant role in fundraising initiatives for the gay community over many years, notably supporting community responses to HIV/AIDS, and continues these initiatives today. For these reasons, the place is of historical and social significance to the City of Yarra.

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

	Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).
✓	*The Laird O'Cockpen Hotel is of historical significance as a largely intact Victorian era hotel built in c1889 in Abbotsford. A hotel named the Laird O'Cockpen Hotel has existed at this site from at least 1870. The hotel was rebuilt in c1889 to a design by prominent Melbourne architect Sydney Smith who went on to design the rebuilding of several other hotels across the municipality under the practice name of Sydney Smith & Ogg.*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
✓	*The Laird O'Cockpen Hotel is of aesthetic significance as a finely executed and intact example of a c1889 hotel built to a design by prominent architect Sydney Smith. The building displays a sophisticated application of classical architectural motifs combined with face brick walls, which was an unusual combination of materials at the time of construction. In this way, the Laird O'Cockpen Hotel is a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs and design influences from the Art Nouveau and Arts and Crafts movements.*
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

	Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).
✓	*The Laird O'Cockpen Hotel is of social significance as an important gathering place for gay men, in Yarra and broader Melbourne, for an almost 45 year period. Opening as 'The Laird' in 1980, the venue established a strong identity as a 'masculine' hotel and has forged strong connections and associations with local clubs within Melbourne's bear, leather and fetish scenes, and now also openly welcomes same-sex attracted CIS and Trans males. In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, solidifying The Laird as a longstanding place for gay men to gather and freely express their sexuality. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage.*
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

What is significant?

The Laird O'Cockpen Hotel built in c1889 to a design by Sydney Wigham Smith, at 149 Gipps Street, Abbotsford is significant.

Elements that contribute to the significance of the place include:

- the c1889 building with hipped roof, face brick walls (overpainted) and engaged piasters
- the pattern of window and door openings and timber framed window and door joinery
- classical detailing to the facades including round arched windows (ground floor) with label moulds and keystones, moulded string course, segmental arched windows (first floor) with label moulds and keystones, moulded cornice
- parapet with moulded top and broken triangular pediments with dwarf pier.

How is it significant?

The Laird O'Cockpen Hotel at 149 Gipps Street, Abbotsford is of local historical, aesthetic and social significance, to the City of Yarra.

Why is it significant?

The Laird O'Cockpen Hotel is of historical significance as a largely intact Victorian era hotel built in c1889 in Abbotsford. A hotel named the Laird O'Cockpen Hotel has existed at this site from at least 1870. The hotel was rebuilt in c1889 to a design by prominent Melbourne architect Sydney Smith who went on to design the rebuilding of several other hotels across the municipality under the practice name of Sydney Smith & Ogg. (Criterion A)

The Laird O'Cockpen Hotel is of aesthetic significance as a finely executed and intact example of a c1889 hotel built to a design by prominent architect Sydney Smith. The building displays a sophisticated application of classical architectural motifs combined with face brick walls, which was an unusual combination of materials at the time of construction. In this way, the Laird O'Cockpen Hotel is a precursor to the later hotels designed by Sydney Smith & Ogg in the 1910s which combined face brickwork with classical motifs and design influences from the Art Nouveau and Arts and Crafts movements. (Criterion E)

The Laird O'Cockpen Hotel is of social significance as an important gathering place for gay men, in Yarra and broader Melbourne, for an almost 45 year period. Opening as 'The Laird' in 1980, the venue established a strong identity as a 'masculine' hotel and has forged strong connections and associations with local clubs within Melbourne's bear, leather and fetish scenes, and now also openly welcomes same-sex attracted CIS and Trans males. In 1998, it was the first hotel to be granted an exemption from Victoria's anti-discrimination laws to allow the bar to legally exclude women, solidifying The Laird as a longstanding place for gay men to gather and freely express their sexuality. The LGBTIQA+ community maintains a strong and ongoing connection with The Laird through regular events and fundraising activities, which attract both local and international visitors, as well as their consistent nightly patronage. (Criterion G)

Recommendations

Specific recommendations for this place include:

- Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
- Create a Hermes Orion listing to include The Laird O'Cockpen Hotel (The Laird) place citation as an attachment.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HOXXX (TBC)
Heritage place	149 GIPPS STREET ABBOTSFORD The Laird O'Cockpen Hotel (The Laird) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of significance**: The Laird O'Cockpen Hotel (The Laird)
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes

Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Yarra Libraries image collection.

Morning Star Hotel (former)

Prepared by: GML Heritage

Address: 176 Hoddle Street, Abbotsford

Name: Morning Star Hotel (former)	**Inspection date:** March 2024
Place Type: Hotel	**Architect:** unknown
Significance: Individually Significant	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** c1926



Figure 1. Morning Star Hotel (former), 176 Hoddle Street, Abbotsford. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Abbotsford

Sited on the lower Yarra (Birrarung), Abbotsford occupies the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation. The Woi-wurrung name for the area is recorded as

Carran-carramulk (Niall 1996). Dight's Falls at Abbotsford is a significant Wurundjeri Woi-wurrung cultural place and also marks the extent to which water-borne vessels could travel upstream.

Abbotsford was first occupied by settlers in the late 1830s. From the 1840s, several large estates were acquired in the area, with a number of villas and small farms picturesquely sited on the Yarra River This included John Orr's 'Abbotsford House', after which the suburb was named; as well as Andrew and Georgiana McCrae's 'Mayfield' (1841) and Edward Curr's 'St Helier's' (1842). Hodgson's punt provided a connection to Kew on the elevated eastern side of the river. A bridge over the Yarra at Johnston Street replaced the punt c1852.

A township site at Abbotsford was surveyed in the 1850s and established as an inner-eastern suburb of Melbourne. Nestled in a deep bend of the river, Abbotsford was largely low-lying, swampy and subject to inundation. Abbotsford became part of the new City of Collingwood, established in 1855.

The Good Shepherd order of Catholic nuns established a convent at Abbotsford in 1863 and a refuge for women and girls who were destitute and vulnerable, taking over the former properties of Orr and Curr. Over time, the extensive riverbank site included large convent buildings, a commercial laundry, a working farm, accommodation for residents, school buildings and a church.

Despite its middle-class beginnings, the suburb of Abbotsford developed predominantly as a working-class area, with large areas of modest single-storey terraced housing built in the second half of the nineteenth century. Abbotsford became an important site of industry, commencing with John Dight's mill race in 1839. Other notable industries included the Abbotsford brewery, which opened in 1904, and the Kodak processing factory. Government and Catholic primary schools were established, as well as both government and Catholic technical schools. Commercial areas developed along Johnston Street and along the east side of Hoddle Street.

In the mid-1990s the Abbotsford Convent site became the subject of a long-running planning dispute and the subject of a high-profile and ultimately successful heritage campaign. Today, with both state and national heritage listing, the former convent site serves as an important centre of cultural life and, along with the adjoining Collingwood Children's Farm, established in the 1970s, provides a large area of public open space.

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted*

> *under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*
>
> *What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).*
>
> *The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.*
>
> *The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is*

exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The former Morning Star Hotel is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The former Morning Star Hotel at 176 Hoddle Street, Abbotsford is located at Crown Allotment 75 in the Parish of Jika Jika, County of Bourke.

The first subdivision was purchased by J T Hughes and J Hosking in February 1839. With frontages onto Johnston and Hoddle streets, the land contained 27 acres (Parish Map Jika Jika M12C).

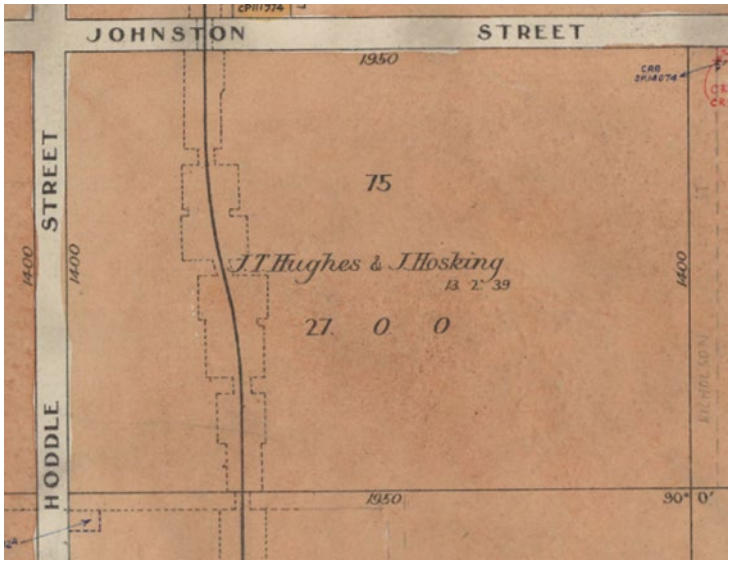


Figure 1. Detail of Parish Map Jika Jika M21C showing the subject site within Crown Allotment 75. (Source: Public Record Office Victoria)

Hughes and Hosking also purchased eight other large allotments during the same land sale in 1839 (Parish Map Jika Jika, M12C; Map of part of Collingwood and Fitzroy, c1880s). John Terry Hughes and John Hosking were partners in the firm of Hughes & Hosking, which rose rapidly in prosperity and acquired considerable property, mostly in Sydney, but also Melbourne and had and large country holdings (Parsons 1966).

The land was further subdivided into smaller blocks and sold before being developed during the late 1850s and 1860s.

While there is no hotel building listed on the site until 1870, earlier plans of the area show the existence of a small structure on the site location in 1858 (East Collingwood Plan, January 1858, compiled from surveys executed under direction of Clement Hodgkinson).

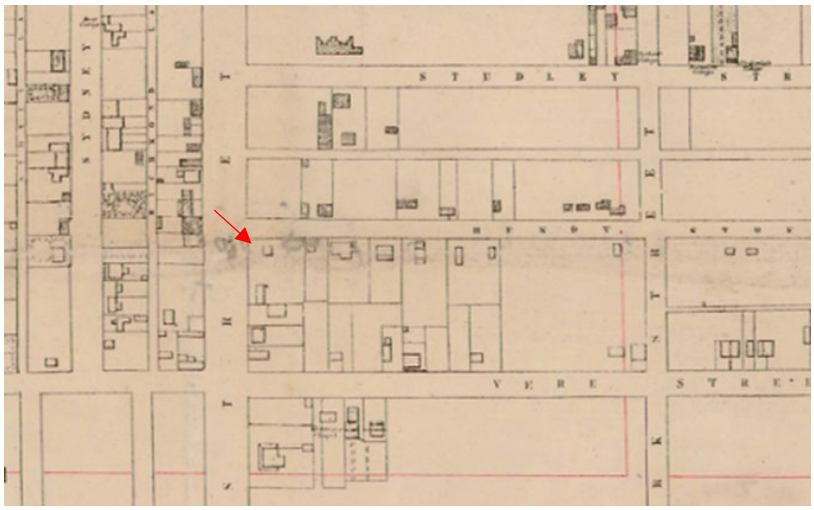


Figure 2. Detail, East Collingwood plan January 1858, compiled from surveys executed under direction of Clement Hodgkinson. The location of the subject site at the corners of Hoddle and Yarra streets is indicated by the red arrow. (Source: State Library Victoria, with GML overlay)

By 1870, there was a hotel on the site called the Morning Star Hotel (S&Mc 1870). A 1901 plan from the Melbourne & Metropolitan Board of Works shows the outline of the Morning Star Hotel, which includes a rather substantial building, outdoor toilets (C) and urinal (U), bath, kitchen sink (KS), verandas (V) and a stable (S) (MMBW, City of Collingwood Detail Plan 1283, 1901).

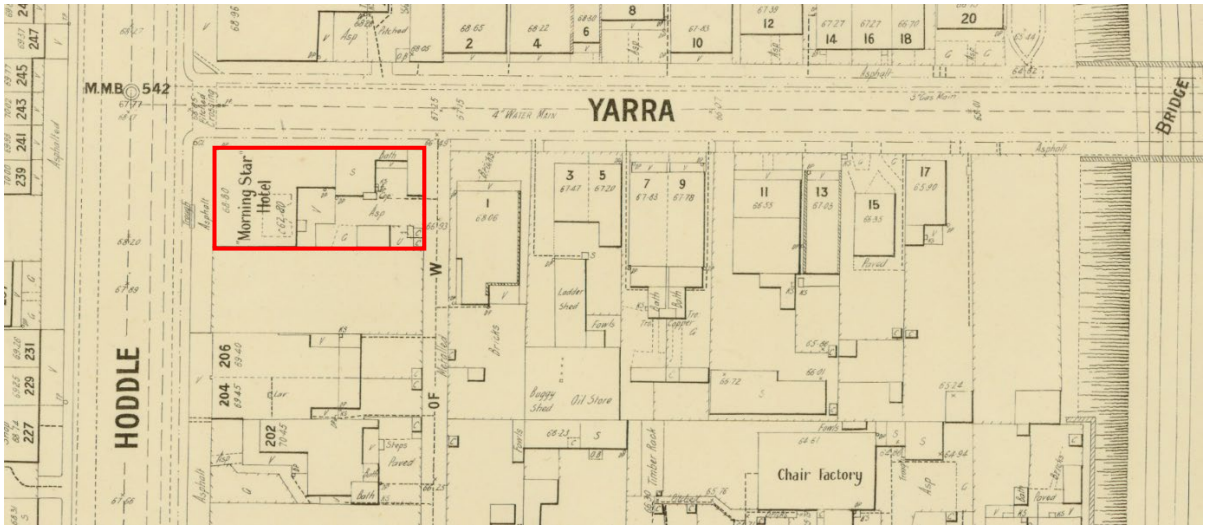


Figure 3. MMBW, City of Collingwood Detail Plan 1283, 1901. (Source: State Library Victoria, with GML overlay)

In 1916 the Morning Star Hotel was sold to Edward Armsworth Pleasents for the total sum of £1,950 (*Argus* 21 July 1916:3; CT:V445 F996).

The hotel was demolished and rebuilt around c1926. An advertisement for the sale of the freehold in 1929 notes that 'the hotel was rebuilt during the last few years' (*Age* 6 November 1929:2). This coincides with the time when the hotel was briefly owned by Carlton & United Brewery, who were known for purchasing and modernising many hotels in the area around this time (CT:V4455 F996; VHD 'Sir Robert Peel Hotel').

The 1929 advertisement described the hotel at the time as an:

> *Imposing modern brick freehold, containing fine tiled bar, 2 private parlours, bar parlour, 6 bedrooms, dining-room, kitchen, bathroom and conveniences* (*Argus*, 6 November 1929:2).

The advertisement continues, describing the sale as the perfect opportunity for hotelkeepers to acquire a 'modern and up-to-date hotel freehold', located in the 'heart of a leading industrial centre' (*Argus* 6 November 1929:2).

The licenced publicans as well as property owners of the Morning Star Hotel changed fairly frequently throughout the nineteenth and early twentieth centuries with a few exceptions, including a 40 year proprietorship by Septimus Green, hotelkeeper, and Margaret Green, victualler, from 1933 to 1972, and publican William J Dwyer from 1935 to 1955 (CT:V4455 F996; V6594 F782; S&Mc 1935; 1955).

Like many hotels in the area, there were a few female publicans behind the bar at the Morning Star, including some individuals who engaged in dubious or illegal activity in the 1920s (*Age* 8 June 1922:10; *Sun News Pictorial* 12 April 1923:8; *Age* 25 January 1927:14; *Argus* 11 February 1927:9; *Sun News Pictorial* 19 April 1929:10).

For almost 150 years, a hotel has operated on this site (Collingwood Historical Society 2023).

From April 1997, under new ownership, the Morning Star Hotel began a new chapter, reopening as the Star Hotel and catering for a queer audience (CT:V6594 F782).



Figure 2. *Brother Sister*, 3 April 1997. (Source: Australian LGBTIQ Periodicals)

The opening advertisements listed different themed nights across the week including Tuesdays for 'mainly women', Wednesdays 'Lotus Club', and drag shows and performances on Saturday nights (*Brother Sister* 3 April 1997 129:2). The hotel distinguished itself from other queer-friendly venues in the area by catering to a diverse crowd with a specific target of young Asians (with the popular Lotus nights) as well as lesbians and drag kings and trans queer shows on Fridays (*Lesbiana* September 2006 17,9:47).

The venue also had a strong connection with the First Nations queer community as the foundation meeting place for OutBlak—the longest running Aboriginal and Torres Strait Islander LGBTSBIQ+ (S=Sistergirls, B=Brotherboys) social support group. In 1995 a meeting was held at the Star Hotel to decide on a name for this group (OutBlak being an inversion of BlackOut, a Sydney-based group) and in 1997 the first OutBlak Drag Show was held at the Star Hotel. From 1997 until 2000 OutBlak had many events at the Star Hotel and began a tradition of inviting Elders to all events for free (Willett et al 2021: 222). During this period, the Star was considered 'the preferred venue' for OutBlack, until the event eventually outgrew the capacity of the Star Hotel and had to move to a larger venue (Queer-ways 2022).

Unlike the nearby Laird and Peel hotels, which for a time had a men-only policy, the Star specifically advertised as 'a venue that welcomes women every night' (*Lesbiana* June 1997 58:35). Remembering the time, Bumpy Favel, who ran King Victoria Drag Kings—the world's longest running weekly drag king night—recalled that 'there really weren't many venues that welcomed queer lesbians' (Queer-ways 2022; *Age* 18 January 2008). Bumpy Favell recalled:

> *We went to the Old Colonial in Brunswick Street, we got kicked out of there because they were straight and they thought we were filthy—which we were—and then Fritz from the Star came and rescued us. Fritz owned the Star Hotel and at the time they had Lotus night…on Thursdays so they offered us Friday. They were committed to community stuff like ALSO would have a party there or I think even Yellow Kitty's which was the Asian lesbians…*
>
> *…We put on the first show, about 400 people rocked up and it was like a 100 person venue upstairs so we knew we had hit on the zeitgeist kind of thing…*
>
> *…So we were at the Star six or seven years, we went for eleven years, and we did over 500 shows…we put on whatever shows we wanted…just generally the community liked us…but even then there really weren't many venues that welcomed queer lesbians or 'gender benders'. We really wanted to have somewhere that we could all go and hang out because I just thought we need our community to have somewhere to go* (Queer-ways 2022).

From 2001 until 2008 the Star Hotel became an important place for the drag king community (Queer-ways 2022).

The hotel was renamed in 2007 as the Opium Den and redecorated with an exterior black and red paint work and interior Asian theme with themed objects d'art. The turn-of-the-century Shanghai décor makeover was initiated by new proprietor Thomas Robb consulting with Kaye Sera/Daren Pope. Reopening as a sit-down cabaret room with space for up to 70 patrons, the venue launch coincided with Midsumma Festival 2007 (*Age* 2 February 2007).

The venue continued to cater for a lesbian and queer crowd and prided itself on being a venue of inclusivity: 'friendly to everyone – gay, straight, transgender' as well as hosting an Auslan-interpreted drag king night for the deaf community every few months (*Age* 18 January 2008).

The hotel was sold in 2010 and turned into hostel accommodation. It is no longer a specifically queer venue (Peterson 2012).



Figure 3. Lesbians on the Loose, September 2006 volume 17 issue 9, p. 47. (Source: Australian LGBTIQ Periodicals)

Description and integrity

The former Morning Star Hotel at 176 Hoddle Street, Abbotsford is located on the southern corner of Hoddle Street and Yarra Street, Abbotsford. Built in c1926 the two storey building is constructed of face brick which has been over painted. Continuous concrete lintels run along both street frontage at window head height across both levels of the front section of the building

Built to the property line along both Hoddle Street and Yarra Street, the roof of the building is concealed behind a simple straight parapet with triangular pediment to Hoddle Street. Entry to the building is through its splayed comer which sits below a corner canted bay window. A cantilevered concrete hood resting on two simple brackets sits above the glazed front door

The building is very restrained in detail bearing some resemblance to stripped classical buildings of the interwar period. At the first floor level along Hoddle Street the façade is asymmetrically modulated with a protruding bay at is southern end and canted bay window to the north. A moulded cornice line runs around the building below the parapet and sits on regularly space modillions. A centrally placed pair of timber sash windows sit below the buildings pediment and feature grid patterned leaded glass to their upper panes. At the southern end of the façade a single timber sash window with similar leaded glass sits in the projecting bay while at the northern end a similar window (without leaded glass) sits in the first bay of the canted bay window . A moulded string course demarcates the ground and first floor levels with modillions under the canted bay window only. At ground level, two single windows sit either side of a triple width window. A single door is located at the building's southern end. A tiled dado runs along both street frontages at window sill height.

Along Yarra Street the building presents in two halves. The front taller section of the building has a similar arrangement to the Hoddle Street façade with a projecting bay at its eastern end and the canted bay window at its west. At the first floor level, single timber sash windows sit within the projecting bay and canted bay window while two further windows penetrate the recessed wall between. At ground level there are four openings of varying widths and a fifth low opening that would provide access to a below ground cellar. The rear lower section of the building appears to be a later addition likely from the 1950s and is utilitarian in design with an array of single width door and window openings.

Alterations to the building include the overpainting of the brick work, replacement of all window and door joinery at ground floor level, loss of leaded upper sashes to four of the ten upper windows, and the running of cables over principal facades.



Figure 4. The former Star Hotel approaching along Hoddle Street traveling south (Source: GML March 2024)



Figure 5. North elevation of the former Star Hotel facing Yarra Street showing the two stages of development of the building with the front taller section built c1926 and the rear section probably dating from the 1950s (Source: GML March 2024)



Figure 6. Rear section of the former Star Hotel looking east along Yarra Street. Note the low street level opening which would have provided access to a below ground cellar. (Source: GML March 2024)

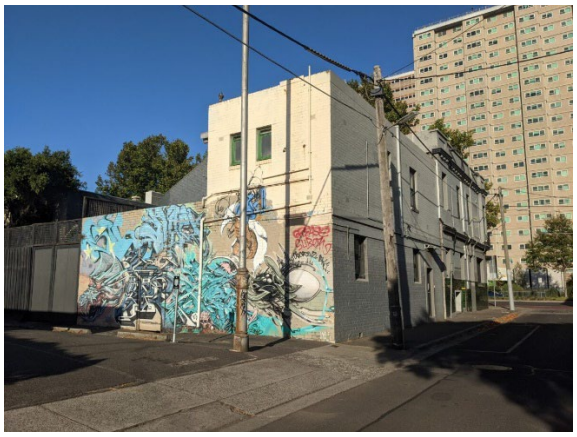
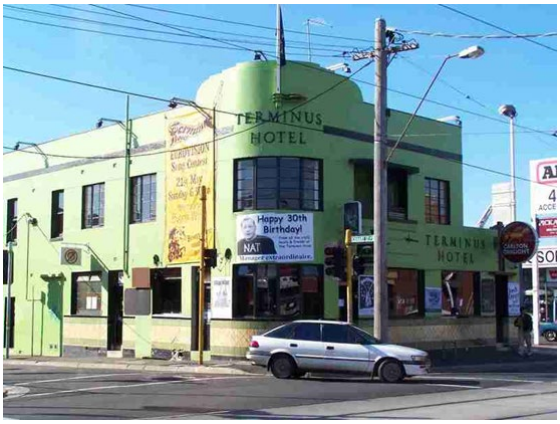


Figure 7. The former Star Hotel looking west along Yarra Street towards Hoddle Street. (Source: GML March 2024)

Comparative Analysis

Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant places within precincts or as individually significant places. Of these the following are most comparable to The Star Hotel due to their build date, corner location and architectural styling:



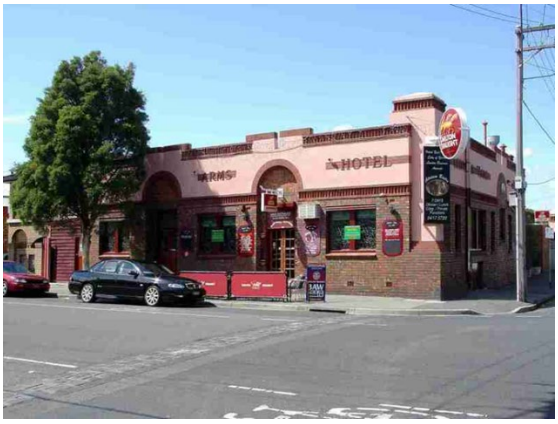
The former Brickmakers Arms Hotel, 605 Victoria Street Abbotsford (HO62) (Source: City of Yarra, HERMES 103738)

The former Brickmakers Arms Hotel at 605 Victoria Street Abbotsford is of local architectural and historical significance (HO62). A hotel has occupied this site continuously since 1866. It is a rare surviving building associated with the brick making industry in Abbotsford. The present building is highly intact and displays typical features of the interwar Moderne style such as steel-framed windows, a curved corner, and horizontal banding in it façade treatment and dado tiling.



The Curry's Family Hotel 289 Wellington Street, Collingwood (significant in HO321) (Source: City of Yarra, HERMES 104124)

The Curry's Family Hotel at 289 Wellington Street, Collingwood is of local architectural and social significance (as individually significant within HO321). Built in 1927, the current building replaced an earlier hotel on the site. Distinguished by its hipped roof with strutted eaves, entry hood and intact dado tiling, the building is important as a long-term gathering place for the local community



The Leinster Arms Hotel 66 Gold Street, Collingwood (significant in HO321) (Source: City of Yarra, HERMES 103982)

The Leinster Arms Hotel at 66 Gold Street, Collingwood is of local historical, architecturally and social significance (as individually significant within HO321). Built in 1930, the current building replaced an earlier hotel on the site. Architecturally the building is distinguished by its distinctive and highly intact clinker-brick detailing. The building is important as a long-term gathering place for the local community



The London Tavern Hotel 238–240 Lennox Street, Richmond (individually significant in HO332A)
(Source: City of Yarra, HERMES 89914)

The London Tavern Hotel at 238–240 Lennox Street, Richmond is significant in HO332. which is of historic and aesthetic significance to the City of Yarra. Built in 1921, the current building replaced an earlier hotel on the site the building incorporates very stripped back classical detailing which is oversized and out of its usual context to produce asymmetrical facades with informal massing.

The former Morning Star Hotel is directly comparable with the above examples. It demonstrates the same pattern of development, being a site that had been occupied by a hotel since the 1850s–1860s and was rebuilt in the interwar period.

Like most of the above examples, the former Morning Star Hotel is a substantial double-storey building, which occupies a prominent corner site. Architecture at this time was highly eclectic with various styles and design influences being incorporated into the design of buildings. For this reason, hotel buildings built across this period often display a diverse range of architectural details.

The former Morning Star Hotel is most comparable to the London Tavern Hotel. Both incorporate a combination of walling materials (face brick and render/concrete) across asymmetrical façades that centre on prominent comer entries. Interest is added to the facades through the introduction of striped back classical detailing. In this way the buildings are combining stripped classicism with the homely materiality of the arts and crafts movement.

While both the former Brickmakers Arms Hotel and the Curry's Family Hotel incorporate similar corner entries, the Brickmakers Arms displays typical features of the interwar Moderne style such as steel-framed windows, a curved corner, and horizontal banding in it façade treatment and dado tiling, while the Curry's Family Hotel has Spanish Mission overtones with its hip roof, deep eaves supported by large timber brackets and decorative curved Anglo-Dutch pediments to its parapets.

Unique to the group for being single storey, the Leinster Arms Hotel built in 1930 is further stripped of any classical detailing with interest provided almost solely through its use of intricate brick detailing which is indicative of the zig zag detailing of the Art Deco style.

Overall, the former Morning Star Hotel is a good representative example of a corner hotel built in the interwar period. Built at a time when a diverse array of architectural styles and design influences were popular, the building is distinguishable as an interwar hotel through its prominent corner entry, facades of face brick (now overpainted) broken up by continuous concrete lintels and moulded string and cornice lines and its restrained application of stripped back classical detailing. For these reasons, the place is of historical and representative significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Laird, 149 Gipps Street, Abbotsford (not included in the Heritage Overlay)
- The Peel (also The Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- DTs, 164 Church Street, Richmond (HO379)
- The Glasshouse, 47–51 Gipps Street Collingwood (HO103)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Star Hotel is comparable to the above examples as a hotel which has been a meeting place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, the Star Hotel is comparable to places such as The Laird, The Peel, DTs, the Glasshouse and Dukes.

Of these examples, The Laird, The Peel and DTs are the only venues which continue to operate as dedicated LGBTIQA+ venues, established in 1980, 1988 and 1995, respectively. The Laird and The Peel predominately appealed to gay men (and those who identify as gay men), and the Laird specifically has been a meeting place for Melbourne's bear, leather and fetish scene (Willett et al 2021: 114). DTs has historically provided a space for a diverse LGBTIQA+ demographic, often welcoming older men and many who do not live openly gay or trans lives.

While no longer operating, the Glasshouse was established as a dedicated lesbian venue, while also accommodating of men and other queer and straight patrons, and operated for almost two decades, from at least 1991 to 2011. Dukes operated for a relatively short period of time (1984–1986), providing dinner and live entertainment, and showcased Melbourne's drag scene.

The Star Hotel (and later Opium Den) is noteworthy as a former LGBTIQA+ dedicated venue which sought to cater to a diverse audience for the duration of its operation. In this way, it is comparable to venues such as the Glasshouse and DT's. While the Glasshouse and DT's catered to lesbians and older gay-men as their core clientele, respectively, like the Star they were also welcoming spaces for other queer patrons. However, the Star is distinguished from these venues as the only venue at that

time in Yarra which provided for underrepresented and/or marginalised LGBTIQA+ performers(Queerways 2022). From 1997, under new management, the venue welcomed young Asians (with the popular Lotus Club nights) in particular, supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000)—and provided the venue free of charge to the group—and became a long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008). The former Star Hotel is of historical importance as a venue which showcased the groups and performers at the margins of the mainstream of the LGBTIQA+ community for a period of 13 years. For these reasons, the place is of historical significance to the City of Yarra.

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

	Criterion A Importance to the course or pattern of our cultural or natural history (historical significance). *The Morning Star Hotel (former) is of historical significance as a largely intact interwar hotel in Abbotsford which operated for a period of over 80 years. A hotel had existed at the site from as early as 1870, also named the Morning Star Hotel. The hotel was rebuilt in c1926, likely for the Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Collingwood.*
✓	*The Morning Star Hotel (former) is of historical significance as an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. Known as the Star Hotel (and later Opium Den), the venue was positively regarded for its tangible support of underrepresented and/or marginalised LGBTIQA+ community and performers. From 1997, under new management, the venue was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000)—and provided the venue free of charge to the group—and became the long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008).*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
✓	*The Morning Star Hotel (former) is of representative significance as a largely intact interwar hotel in Abbotsford. Built in c1926, it is typical of many hotels built in the interwar period, incorporating the use of stripped back classical detailing combined with the homely materiality of the Arts and Crafts movement. This is*

	evidenced through the building's use of modulated face brick walls that are broken up by continuous exposed concrete lintels and a moulded sting course and cornice. Centred around a diagonal axis demarcated by an upper level canted bay window, the building's facades incorporate a restrained and unconventional application of classical motifs such as a face brick panelled parapet with pediment and oversized modillion blocks under the cornice line.
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

What is significant?

The Morning Star Hotel (former), built in c1926, 176 Hoddle Street, Abbotsford is significant.

Elements that contribute to the significance of the place include:

- the c1926 double storey building with panelled parapet, pediment and canted bay window (upper level)
- brick walls (overpainted), pattern of window and door openings and timber framed window and door joinery including leaded glass
- continuous concrete lintels, moulded string course and cornice line
- modillion blocks under the cornice line and first floor canted bay window
- cantilevered concrete hood resting on two simple brackets sits above the entry doors
- tiled dado

The rear 1950s addition is not significant.

How is it significant?

The Morning Star Hotel (former) at 176 Hoddle Street, Abbotsford is of local historical and representative significance, to the City of Yarra.

Why is it significant?

The Morning Star Hotel (former) is of historical significance as a largely intact interwar hotel in Abbotsford which operated for a period of over 80 years. A hotel had existed at the site from as early as 1870, also named the Morning Star Hotel. The hotel was rebuilt in c1926, likely for the Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Collingwood. (Criterion A)

The Morning Star Hotel (former) is of historical significance as an important gathering place and venue which showcased groups and performers at the margins of the mainstream of the LGBTIQA+ community over a period of 13 years, from 1997 to 2010. Known as the Star Hotel (and later Opium Den), the venue was positively regarded for its tangible support of underrepresented and/or marginalised LGBTIQA+ community and performers. From 1997, under new management, the venue was particularly welcoming of young Asians (with the popular Lotus Club night), supported the inaugural First Nations LGBTIQA+ event OutBlack (1997–2000)—and provided the venue free of charge to the group—and became the long-standing home of the pioneering King Victoria Drag Kings events, which explored and subverted male gender stereotypes, with both cisgender and transgender people performing drag acts dressed as men (2001–2008). (Criterion A)

The Morning Star Hotel (former) is of representative significance as a largely intact interwar hotel in Abbotsford. Built in c1926, it is typical of many hotels built in the interwar period, incorporating the use of stripped back classical detailing combined with the homely materiality of the Arts and Crafts movement. This is evidenced through the building's use of modulated face brick walls that are broken up by continuous exposed concrete lintels and a moulded sting course and cornice. Centred around a

diagonal axis demarcated by an upper level canted bay window, the building's facades incorporate a restrained and unconventional application of classical motifs such as a face brick panelled parapet with pediment and oversized modillion blocks under the cornice line. (Criterion D)

Recommendations

Specific recommendations for this place include:

- Include in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to implement the findings of the place citation.
- Create a Hermes Orion listing for the Morning Star Hotel (former) and include the place citation as an attachment.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HOXXX (TBC)
Heritage place	176 HODDLE STREET ABBOTSFORD Morning Star Hotel (former) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of significance**: Morning Star Hotel (former)
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No

Solar energy systems	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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21 Smith Street (3CR Community Radio)

Prepared by: GML Heritage

Address: 21 Smith Street, Fitzroy

Name: 3CR Community Radio	**Inspection date:** March 2024
Place Type: Commercial	**Architect:** unknown
Significance: Individually significant	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** c1870–1875



Figure 1. 3CR Community Radio, 21 Smith Street, Fitzroy. (Source: GML March 2024)



Figure 2. 3CR Community Radio, 21 Smith Street, Fitzroy. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes from the City of Yarra Heritage Review Thematic History (1998):

4.0 Developing local economies

4.4 Smaller retailers: strip shopping

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

1 Activism and advocacy

Locality history

Fitzroy

The area occupied by Fitzroy is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the area is recorded as Ngár-go, meaning 'high ground' (Gibson et al, 2018).

Originally known as Newtown and surveyed for residential development in 1842, Fitzroy claims the title of Melbourne's first suburb. Originally within the City of Melbourne, the municipality of Fitzroy was declared in 1858. Remnant public buildings from this era include the Fitzroy Town Hall in Napier Street.

Through the nineteenth century, Fitzroy developed as an area of mixed housing. Its early association with the City of Melbourne meant that early dwellings were subject to more stringent building regulations. Parts of South Fitzroy were well-to-do, with streets of fine double-storey terrace houses. An early terrace row in Nicholson Street — 'Royal Terrace', built in 1860 — is listed on the Victorian Heritage Register.

As Melbourne's industrial base expanded, Fitzroy became a centre of manufacturing and developed a strong working-class identity. Further industrial development in the early twentieth century saw more factories operating in the area. Factories were built throughout the suburb, alongside small single-fronted workers' cottages. Much of the housing was cramped and crowded, with little open areas for recreation.

When Aboriginal people left the various missions and reserves in Victoria and NSW in the 1920s and 1930s, many were drawn to Fitzroy on accounts of its cheap rentals and the rapidly developing network of Aboriginal people in the area who pooled together to find work and accommodation. As a result, Fitzroy became an early centre of Aboriginal solidarity and activism.

By the early twentieth century, Fitzroy had earned notoriety as a slum. This raised concerns from government and church welfare groups and was reported on by the Slum Abolition Board in 1939. Public housing towers built by the Housing Commission of Victoria in early 1960s replaced a large area of 'slum' housing, which was demolished in the face of local community opposition.

Owing to its affordable housing, Fitzroy was favoured by new migrants from Italy and Greece in the 1950s and 1960s. By the 1960s and 1970s, the local demographic shifted again as many European migrants moved from Fitzroy to suburbs further out. By this time, Fitzroy was an economically

depressed area had a large supply of small working-class cottages available as cheap housing. The area was favoured by artists and students on account of its affordability. It became renowned for its bohemian character and alternative life-stylers, and this was echoed by many of the shops and cafes on Brunswick Street, Gertrude Street and Smith Street that provided alternative foods and fashions. Brunswick Street has been the focus of the Fringe Festival since c1989.

From the 1980s, Fitzroy saw the beginnings of gentrification. Through the 1990s, many former factories, such as the MacRobertson Confectionery Factory, were converted into apartments.

Contextual history

LGBTIQA+ activism and advocacy

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provides the following contextual history on LGBTIQA+ advocacy and activism in the City of Yarra.

> *The City of Yarra has seen and nurtured significant activism in relation to LGBTIQA+ rights. By providing safe spaces for LGBTIQA+ people and groups to meet and organise themselves, the city fostered extensive grassroots political activism and advocacy. This activism has ranged from direct, as in the case of dedicated, public campaigns and political movements, to indirect, in the sense that simply gathering together and socialising has historically been for LGBTIQA+ communities a hugely meaningful and radical act, especially prior to the decriminalisation of homosexuality in Victoria in 1981.*
>
> *Fitzroy has been a particularly vibrant base for the feminist and gay liberation movements since the 1970s. The Women's Cultural Palace at 74 Moor Street, Women's Liberation Centre at 28 Gertrude Street, and the Gay Liberation Centre sites at 23 Davis Street, Carlton North and then 259 Brunswick Street, offered crucial spaces for people to meet and plan protests and advocacy (Willett et al 2021: 32, 110). Fitzroy-based community radio station 3CR has produced numerous programs over the years with a focus on political issues relating to LGBTIQA+ communities.*
>
> *In the 1980s, 193 Smith Street, Fitzroy was home to feminist printer and publisher Sybylla Press and graphic design studio Correct Line Graphics, both of which supported women's, gay and lesbian activist organisations to disseminate political news, information and journalism (Willett et al 2021: 34). Retail outlets such as Fitzroy's Hares & Hyenas and Shrew Women's Bookshop also disseminated political, consciousness-raising literature and information relating to LGBTIQA+ issues (Willett et al 2021: 32, 110).*
>
> *While these sites encouraged activism to flourish, there are other sites in the City of Yarra that have seen direct, radical action around LGBTIQA+ rights. The Victorian Secondary Teachers Association (VSTA), which had its headquarters in Richmond, ran a range of dedicated campaigns to support and advocate for gay teachers (Camp Ink, Issue 38, September 1976). The Technical Teachers Association of Victoria (TTAV) headquarters in Keele Street, Collingwood was also the site of gay rights campaign planning and activism (N Henderson, pers., comm, June 2023).*
>
> *In the 1980s, some of the City of Yarra's sex-on-premises venues, including Club 80, were forced to campaign for the right to operate, in response to targeted police raid (Age 14 February 1986: 11). Retail business Lucrezia & De Sade also campaigned against police and council harassment regarding sexualised content in their Christmas window display (W Nicol, Lucrezia & De Sade owner, pers., comm, 30 May 2023).*

HIV/AIDS stimulated a powerful movement of LGBTIQA+ activism, with organisations like the Victorian AIDS Council (VAC), Gay Men's Health Centre, and People Living with AIDS Victoria, which shared offices in Collingwood, advocating for the de-stigmatisation of HIV/AIDS and the rights of LGBTIQA+ people to targeted, sensitive health care and medical services (Poulton et al 2013: 34). The continual support of LGBTIQA+ businesses in the City of Yarra for HIV/AIDS organisations can be viewed through this activist lens, particularly so in the early years of the AIDS crisis when the role of these organisations was acutely political in nature.

The Laird has been a steady partner of VAC (now Thorne Harbour Health) since the organisation held its inaugural meeting there in 1983. The venue has held significant fundraising initiatives over many years, such as the slave auction for VAC's David Williams Fund (Star 7 October 2010: 6). The Keith Haring mural in Johnston Street, Collingwood is a further example of political expression around HIV/AIDS issues.

3CR Community Radio

Community radio was established in Australia with the support of the Whitlam and Fraser federal governments in the mid-1970s.

In Melbourne, 3CR Community Radio (3CR) was originally established by a federation of more than 60 groups and began broadcasting from a warehouse in Armadale in 1976. The radio station relocated to Cromwell Street, Collingwood in 1977, before establishing its permanent home at 21 Smith Street in 1983 (Willett et al 2021:24).

3CR was founded with the objective of providing a 'voice for those denied access to the mass media particularly the working class, women, Indigenous people and the many community groups and community issues discriminated against in and by the mass media' (3CR Radio 2024b). In the 1970s the 3CR station included a children's play area supervised by volunteers so that parents with no childcare options could also work at the station. From the very beginning the station broadcast programs in languages other than English, including Turkish, Armenian, Greek and Spanish (3CR Radio 2024a).

The station used its position to give voice to protests and political actions including the Franklin River blockade, International Women's Day, May Day and Stonewall Day, commemorating the Stonewall riots, a series of violent confrontations in New York City in 1969. The station has been able to assist in union movements and disputes by providing workers with a platform to share and spread news quickly. 3CR was the first ration station in Australia to appoint a women's officer, which assisted in a substantial increase in women's involvement in all aspects of the station. In 1993 Australia's first national multicultural women's program, 'Accent of Women', was produced at 3CR.

In 1988, 3CR took a strong position on the bicentenary celebrations that marked 200 years since the arrival of the First Fleet, establishing a protocol that no station program should condone any bicentennial event or activity and instead covered events such as the New Years Day Koorie celebration and January 26 Invasion Day.

3CR also has important links to LGBTIQA+ communities, and almost immediately following establishment, began broadcasting a range of different programs for a queer audience. This began with a weekly program: 'Gay Liberation Radio', later called 'The Gay and Lesbian Show'. Over the years the programming has expanded to include other programs such as 'In Ya Face'—on air since

1992 and one of the longest running queer radio shows in Australia. ‘Out of the Pan’ provides a platform to discuss pansexual issues such as bisexuality, transgender issues and polyamory. Other programs have included ‘Dikes on Bikes’ and ‘HIV Plus’ (previously ‘Positively Primed’) (Willett et al 2021:24; Queer-ways 2022).

As well as providing an important platform for communication, discussion and promotion of LGBTIQA+ community, 3CR has also provided meeting spaces for community groups including Gays and Lesbians Against Discrimination (Willett et al 2021:24). The survival of 3CR and its queer programs ensure that it remains a leader of social change. The station is important, too, because its programs reach well beyond queer communities, helping to bring queer news and issues to a wider audience (Willett et al 2021:24).

3CR continues to produce over 120 radio programs each week including 20 community language shows in 13 different languages, and up to 10 hours of Indigenous programming. It provides a voice for those with limited or no access to or representation in mass media, especially women, Indigenous peoples, community groups and working classes, relying on volunteers and listener support (3CR Radio 2024b).

Place history

3CR is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

3CR is located at 21 Smith Street, Fitzroy, part of Crown Portion 51 in the Parish of Jika Jika, County of Bourke. The land was first purchased on 13 February 1839 by T Gore. It consisted of 25 acres, fronting today’s Victoria Parade in the south (Figure 3) (Parish Map Jika Jika; Part of Fitzroy, Plan M12A).

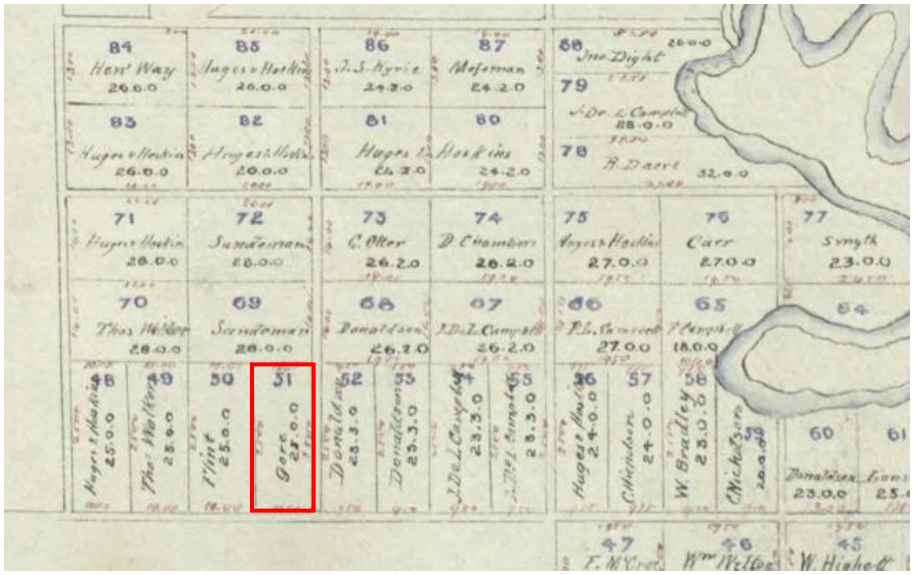


Figure 3. Detail of sub-division of Parish of Jika Jika showing Crown Allotment 51 outlined in red. (Source: State Library Victoria, with GML overlay)

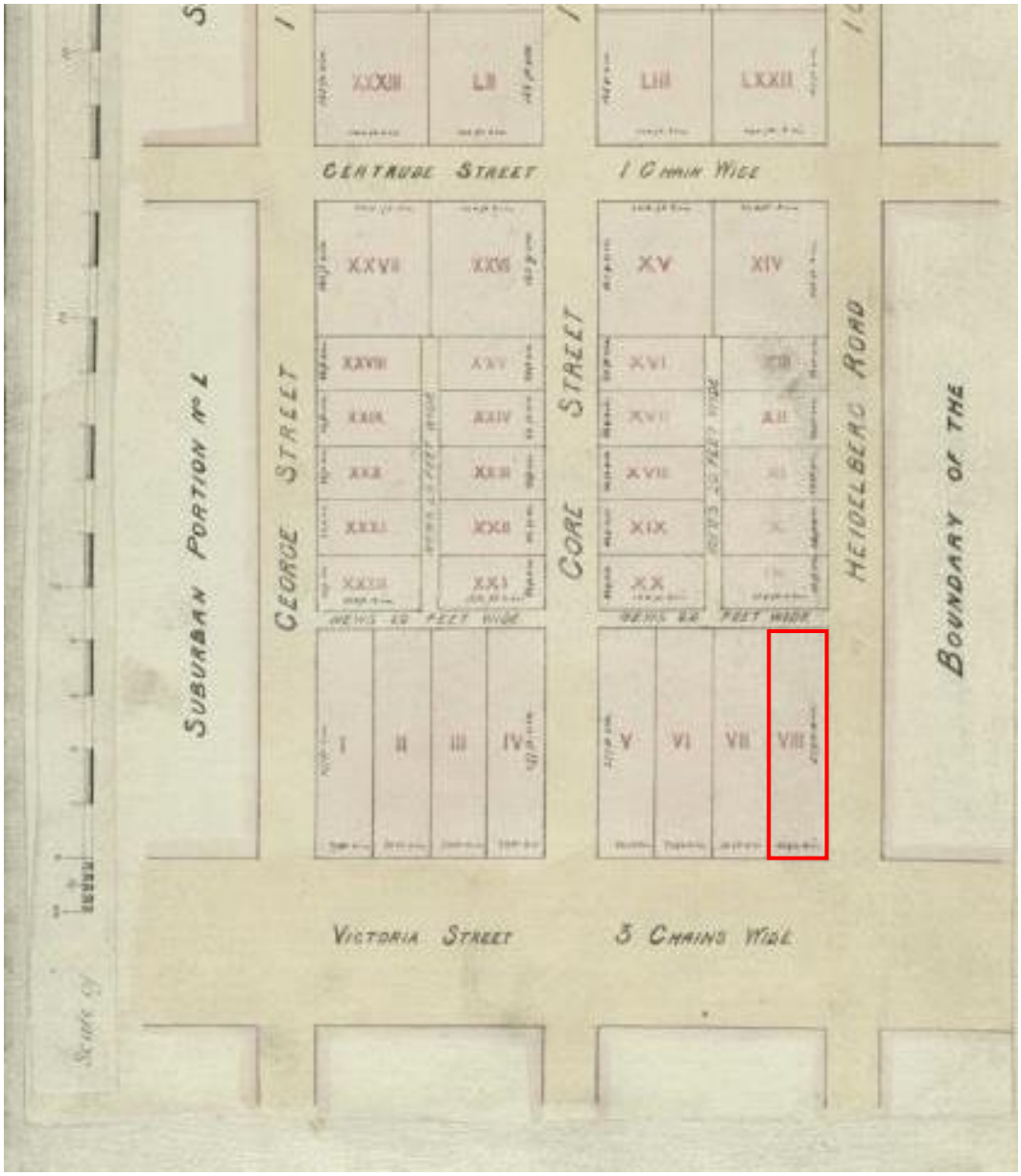


Figure 4. Plan of subdivision of suburban portion no. 51 (outlined in red), c1839–1858. (Source: State Library Victoria, with GML overlay)

The land was subdivided further in the intervening years.

A search of available rate books and directories indicates that by 1870 there was a building listed at 21 Smith Street (S&Mc). By 1875, another address is listed at 23 Smith Street (S&Mc). As such, the subject site is made up of two buildings previously listed as 21 and 23 Smith Street.

Rate books from 1885 describe the buildings on each site as a 7-room brick house at 21 Smith Street and a 9-room brick house at 23 Smith Street, valued at £44 and £80 respectively (RB 1855). Ten years later, the building at 23 Smith Street had been reduced to just 7 rooms and both properties had fallen in valuation to £25 each (RB 1895).

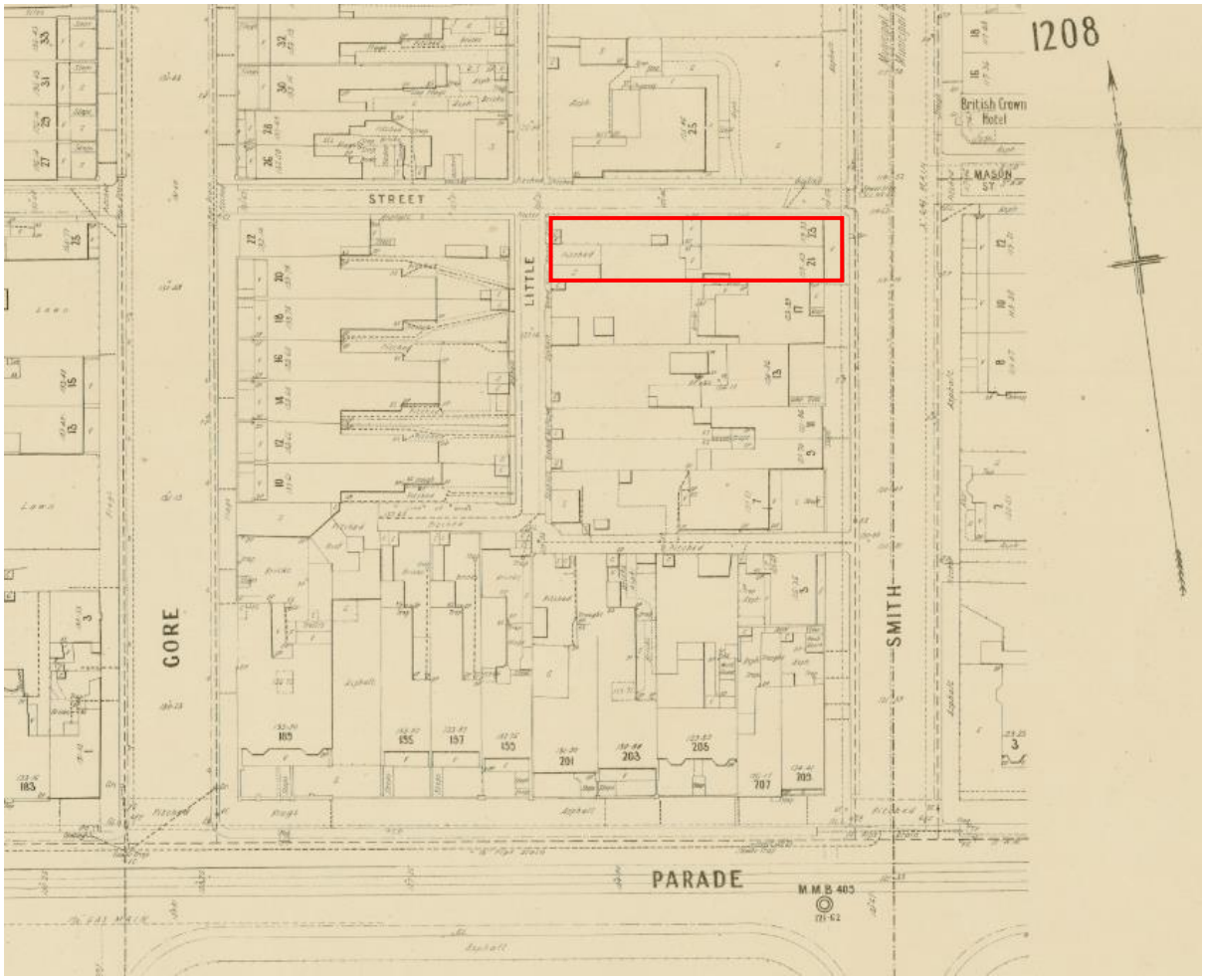


Figure 5. MMBW Detail Plan No 1207, 1899, with the subject site outlined in red. (Source: State Library Victoria, with GML overlay)

MMBW plans from 1899 clearly show two properties on the site, each with almost equal dimensions, verandas (V), toilets (C), kitchen sinks (KS) and number 21 with a stable at the rear of the property (S) (MMBW 1899).

By 1905, the two properties, 21 and 23 Smith Street, are described with a frontage of 30 feet and a depth of 130 feet, each with 'two brick shops of five rooms' and rented out for 15/ per week (98/025 Isabella J H Marshall, 1905 Grant of Probate, Public Record Office Victoria).

Figure 6 shows the subject site in c1970–1974.



Figure 6. Photograph of 21 and 23 Smith Street, Fitzroy c1970–74, by the Committee for Urban Action. (Source: State Library Victoria, Accession No: CUAFY48/4-5 Image 7)

In 1983, the subject buildings were purchased by the Community Radio Federation as the permanent station of 3CR. In Melbourne, 3CR was originally established by a federation of more than 60 groups and began broadcasting from a warehouse in Armadale in 1976. The radio station relocated to Cromwell Street, Collingwood in 1977, before establishing its permanent home at the subject site in 1983 (Willett et al 2021:24). Extensive internal alterations were undertaken to establish an appropriate studio space, and the building was officially opened by the Mayor of Fitzroy on 12 August (3CR Radio 2024a). 3CR continues to operate from the subject site as of March 2024.

Community connection

3CR is a dynamic, community hub that has produced radio since 1976. 3CR has broad social relevance, broadcasting around 120 radio programs every week in multiple languages, and is supported by a small number of paid staff and over 400 volunteers.

Since its inception, 3CR has aimed to provide a voice for those denied access to the mass media, and as of 2022, 3CR's statement of purpose it to 'prioritise the voices of women, LGBTIQA+, First Nations people, workers, refugees, and the many issues and people misrepresented and under-represented in the mass media' (3CR 2022).

The importance of 3CR to their listener community is demonstrated through their financial independence which relies on memberships and donations for financial support. 3CR is owned by the Community Radio Federation Ltd, which is essentially made up the groups and individuals who broadcast, and by the people who listen to the station (3CR 2024b).

Description and integrity

3CR at 21 Smith Street, Fitzroy is a pair of double-storey terrace shop/residences built between c1870–1875. The shops were separately listed as 21 and 23 Smith Street, until they were purchased by 3CR in 1983.

The subject site is located on the west side of Smith Street between Little Victoria Street to the north and Victoria Parade to the south. The buildings are built to the front and side property boundaries and set within a long rectangular allotment that extends to Little Smith Street. Single-storey additions have been made at the rear of the subject site.

The pair of former shop/residences are constructed of brick (rendered and painted) with a simple straight parapet concealing a hipped roof clad with corrugated metal. At the first floor, each building features a single, central timber framed sash window with rendered lintels. The ground floor shopfronts have been modified for the building's current use and includes fixed glazing (a single large pane at number the former number 23 and vertically proportioned multi-pane window at number 21) and a solid entrance door with highlight above. Windows in the north (side) elevation facing Little Smith Street are also timber framed sashes, with three on the upper floor and two on the ground floor.

Like many early commercial terraces, there is minimal applied ornamentation, but some decorative features include a simple parapet, moulded cornices and decorative corbels with classical Corinthian detailing and sculpted faces.

An illuminated sign reading '3CR' has been mounted to the primary façade. The exterior walls have a painted sign (website address) and dandelions (front façade), and a mural on the side wall (fronting Little Victoria Street) which was painted between 2010 and 2013.

The subject site has undergone some changes, largely consisting of alterations to the former shop front associated with its change of use. The shop's awning (shown in the 1899 MMBW) was removed by at least c1970s-74) with windows above (removed or concealed). However, the subject building remains legible to its era of construction (1870s shops/residences) retaining its original form, construction materials, pattern of fenestration to the upper levels and side elevation, and decorative mouldings, and legible to its key period of occupation (as community radio station 3CR). The north side elevation with the painted mural 'Community Radio 855AM' is an important landmark within the streetscape, indicating 3CR's long-standing use of the buildings. Overall, the place has high integrity.



Figure 7. 21 Smith Street, Fitzroy. (Source: GML March 2024)



Figure 8. Side view of 21 Smith Street, Fitzroy. (Source: GML March 2024)



Figure 9. View of side wall mural painted between 2010 and 2013. (Source: GML March 2024)

Comparative analysis

Community radio stations in Yarra

In Australia, community radio stations operate under licences issued under the *Broadcasting Services Act 1992* and transmitter licences issued under the *Radiocommunications Act 1992* (Australian Government 2024). Broadly, community radio stations are operated, owned, and influenced by the communities they serve and are generally not-for-profit.

There are upwards of about 20 community radio stations which operate across Victoria. Of these radio stations, there are two examples with links to the City of Yarra which are comparable to 3CR. These are discussed below.

Progressive Broadcasting Service (PBS)

PBS was established in 1976 with the mission to support under-represented music in Melbourne. After obtaining a broadcasting licence in October 1978, PBS began regular broadcasting in December 1979 from a studio at the Prince of Wales hotel in St Kilda, before establishing a studio at Fitzroy Street, St Kilda in 1984. In 2001, PBS relocated to Easey Street, Collingwood, and in 2021 relocated to their current studios in the Collingwood Arts Precinct. Today PBS hosts more than 80 specialist

music programs across multiple genres and aims to amplifies under-represented music and support the local music community (PBS 2019).

Three Triple R (3RRR)

3RRR first commenced broadcasting in 1976 on an educational licence under the name 3RMT. In 1979 they relocated to a studio in Victoria Street, Fitzroy and adopted its present name. During the late 1970s and early 1980s, it became synonymous with the post punk and new wave subcultures. In 2004, through supporter fundraising, 3RRR purchased a property on the corner of Blyth and Nicholson Streets in Brunswick East where they continue to operate. Today 3RRR hosts 60 diverse programs including music and specialist talks programs (The Triple R 2024).

3CR is directly comparable to the above examples as a community radio station established in the 1970s which continues to operate today. Of these examples 3CR is the longest operating community radio station in the City of Yarra. 3CR relocated to Collingwood in 1977 and has been broadcasting from their current location (the subject site) for a period of over 40 years. In contrast, PBS has been broadcasting from premises in Yarra for a period of 23 years (ongoing) and 3RRR operated for a period of 25 years.

3CR is also distinguished from these examples, as their programming is largely centred on delivering alternative current affairs, news and views. Self-described as delivering 'radical radio', the 3CR programming covers areas of social justice, the environment, ethnic communities, the arts and music, and trade unions (3CR 2024b). This broadcasting program in part reflects and is influenced by the local community of Fitzroy which historically has been made up of working-class, First Nation, migrant and LGBTIQA+ communities.

While all three radio stations deliver a diverse range of programs, PBS and 3RRR have primarily focused on amplifying local and/or underrepresented music genres. In this way, 3CR is an important community radio station which has severed as an alternative news source within the City of Yarra, and Melbourne more broadly, for a period of over 40 years. For these reasons, the place is of historical and social significance to the City of the Yarra.

21 Smith Street is currently included in HO464—Smith Street South Precinct as an example of a Victorian-era shop/residences which demonstrates the architectural evolution of Smith Street. The small-scale former shop/residences have remained largely unchanged for the duration of 3CR's occupancy, except for the introduction of 3CR signage and murals on the main and side elevations. While the built fabric of the place primarily reflects the precinct's historical and aesthetic significance as a Victorian and Federation era commercial precinct, these material changes (signage and murals) provide evidence of 3CR's historical and ongoing use of the place. Given 3CR has occupied the place for a period of over 40 years, and its long and ongoing role as an important alternative news source, the place is considered to warrant inclusion in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place (see Recommendations).

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

✓	**Criterion A** Importance to the course or pattern of our cultural or natural history (historical significance). *21 Smith Street, Fitzroy (3CR Community Radio) is of historical significance as the home of a local community radio station which has been broadcasting from the City of Yarra for almost 50 years. Established in 1976, 3CR relocated to Collingwood in 1977 and has been broadcasting from their current location at 21 Smith Street for 40 years, since 1983. The small-scale former shop/residences have remained largely unchanged for the duration of 3CR's occupancy, other than the shopfronts and the introduction of 3CR signage and murals on the main and side elevations and reflect their nineteenth century origins as part of the Smith Street shopping strip. Self-described as delivering 'radical radio', 3CR was founded with the objective of providing a 'voice for those denied access to the mass media'. Its programming covers areas of social justice, the environment, ethnic communities, the arts and music, and trade unions. The station's programming was initially reflective of the local demographic of Fitzroy, which historically was made up of working-class, First Nation, migrant and LGBTIQA+ communities. 3CR continues to operate as an important community radio station from Yarra, serving diverse communities in Yarra and Melbourne more broadly.*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

	Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).
✓	*21 Smith Street, Fitzroy (3CR Community Radio) is of social significance as the home of an important, long-running grassroots community radio station in the City of Yarra. From this location, 3CR has provided a dynamic, community hub broadcasting around 120 radio programs every week in multiple languages and is supported by over 400 volunteers. 3CR's broadcasting programs seek to prioritise the voices of women, LGBTIQA+, First Nations people, workers, migrants, and the many issues and people misrepresented and under-represented in the mass media. As such, 3CR has a strong and special association with the groups and individuals who broadcast, their members and listeners.*
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

What is significant?

21 Smith Street, Fitzroy (3CR Community Radio), built in c1870–1875, is significant.

Elements that contribute to the significance of the place include:

- the c1870-1875 Victorian building with ground floor shops and residences above
- fenestration pattern to upper level and side elevation
- decorative mouldings and parapet
- exterior painted mural on the north elevation.

How is it significant?

21 Smith Street, Fitzroy (3CR Community Radio) is of local historical and social significance, to the City of Yarra.

Why is it significant?

21 Smith Street, Fitzroy (3CR Community Radio) is of historical significance as the home of a local community radio station which has been broadcasting from the City of Yarra for almost 50 years. Established in 1976, 3CR relocated to Collingwood in 1977 and has been broadcasting from their current location at 21 Smith Street for 40 years, since 1983. The small-scale former shop/residences have remained largely unchanged for the duration of 3CR's occupancy, other than the shopfronts and the introduction of 3CR signage and murals on the main and side elevations and reflect their nineteenth century origins as part of the Smith Street shopping strip. Self-described as delivering 'radical radio', 3CR was founded with the objective of providing a 'voice for those denied access to the mass media'. Its programming covers areas of social justice, the environment, ethnic communities, the arts and music, and trade unions. The station's programming was initially reflective of the local demographic of Fitzroy, which historically was made up of working-class, First Nation, migrant and LGBTIQA+ communities. 3CR continues to operate as an important community radio station from Yarra, serving diverse communities in Yarra and Melbourne more broadly. (Criterion A)

21 Smith Street, Fitzroy (3CR Community Radio) is of social significance as the home of an important, long-running grassroots community radio station in the City of Yarra. From this location, 3CR has provided a dynamic, community hub broadcasting around 120 radio programs every week in multiple languages and is supported by over 400 volunteers. 3CR's broadcasting programs seek to prioritise the voices of women, LGBTIQA+, First Nations people, workers, migrants, and the many issues and people misrepresented and under-represented in the mass media. As such, 3CR has a strong and special association with the groups and individuals who broadcast, their members and listeners. (Criterion G)

Recommendations

Specific recommendations for this place include:

- Remove 21 Smith Street, Fitzroy, from HO464 (Smith Street South Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.

- Include 21 Smith Street, Fitzroy, in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme as an individually significant place.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme to implement the findings of the place citation.
- Update the Hermes Orion listing 211652 to include the revised statement of significance and images and include the place citation as an attachment.

Extent of overlay: To property boundaries.

Proposed amendments to the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HOXXX (TBC)
Heritage place	21 SMITH STREET FITZROY 3CR Community Radio Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of significance**: 3CR Community Radio
External paint controls *Is a permit required to paint an already painted surface?*	Yes (exterior painted mural at the north elevation of 21 Smith Street, Fitzroy)
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No

Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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The Sir Robert Peel Hotel

Prepared by: GML Heritage

Address: 46 Peel Street, Collingwood

Name: The Sir Robert Peel	**Inspection Date:** March 2024
Place Type: Commercial; Hotel	**Architect:** Sydney Smith & Ogg
Significance: Individually significant	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** 1912



Figure 1.The Sir Robert Peel Hotel, 46 Peel Street, Collingwood (Source: GML March 2024)



Figure 2. The Sir Robert Peel Hotel, 46 Peel Street, Collingwood (Source: GML March 2024)

Historical Context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Collingwood

The area occupied by Collingwood is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the Collingwood Flats is recorded as Yálla-birr-ang, meaning 'the wooden point of a reed spear' (Gibson et al, 2018).

A township was surveyed in the 1850s and was named after Lord Collingwood, a member of the British peerage. The City of Collingwood was established in 1855, and the Collingwood Town Hall was built in 1885. The high ground along Smith Street developed as a busy shopping strip in the late-nineteenth century and was serviced by a tramline from the city. In the early-twentieth century, Smith Street was the busiest shopping strip outside of the central city (O'Hanlon 2005).

Like the other low-lying inner suburbs of Melbourne, Collingwood developed as a predominantly working-class area. Many residents were poor and lived in sub-standard housing. From the 1870s and 1880s, Collingwood was notoriously known for its gangs and larrikins. It was a subject of concern by middle-class philanthropists and a number of welfare services operated in the area. The suburb was portrayed as 'Carringbush' in Frank Hardy's thinly veiled but epic fictionalised account, *Power Without Glory* (1942), centred around John Wren and the colourful local politics of the early twentieth century. Like other working-class areas, the population of Collingwood was hit hard by the Depression. Areas of Collingwood were earmarked as slum housing in the 1930s and these were replaced in the 1960s with multi-storey housing towers built by the Housing Commission of Victoria.

Through the 1980s, 1990s and early 2000s, the suburb underwent a process of deindustrialisation and gentrification, which saw the conversion of a number of former factories and warehouses into apartments. Notable early examples were in Oxford Street, redeveloped in the late 1990s (O'Hanlon 2010).

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous*

> *forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*
>
> *What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).*
>
> *The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse,*

Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The Sir Robert Peel Hotel (The Peel Hotel) is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The Peel Hotel at 46 Peel Street, Collingwood is located at Crown Allotment 53 in the Parish of Jika Jika, County of Bourke. The first purchaser was SA Donaldson who purchased Crown Allotments 53, 52 and 68 (all adjoining) at the same time in February 1839. Crown Allotment 53 was 23 acres and 3 perches (Parish Map Jika Jika M12C).

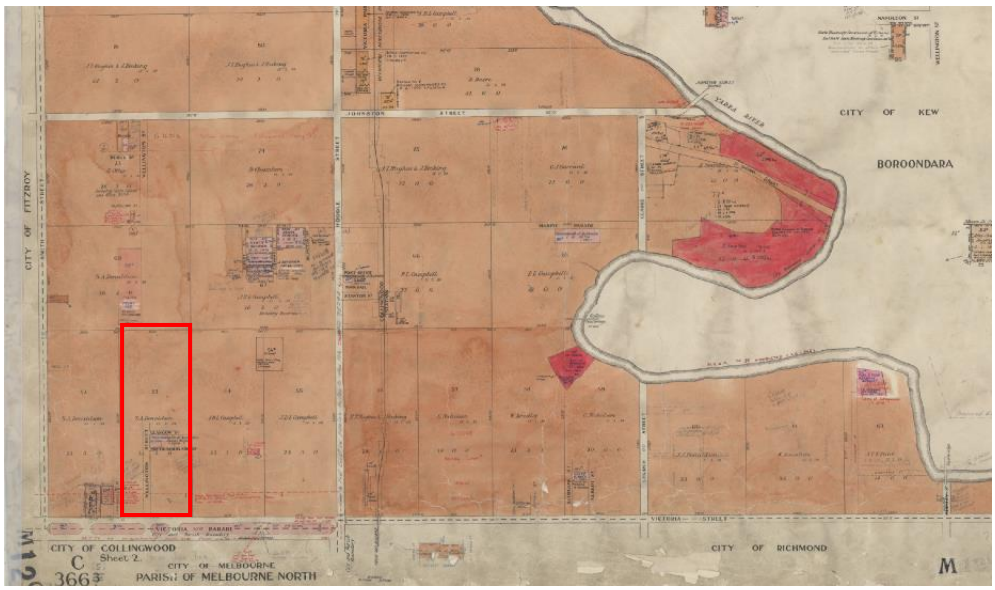


Figure 3. Jika Jika Parish Plan showing Crown Allotment 53 outlined in red. (Source: PROV Map Warper, with GML overlay)

Crown Allotment 53 was subsequently subdivided and sold and by 1858 there was a hotel on the site going by the name Sir Robert Peel Hotel (Hodgkinson 1858). Sir Robert Peel (1788-1850) served twice as Prime Minister of the United Kingdom (1834-1835, 1841-1846). (Britannica 2024).

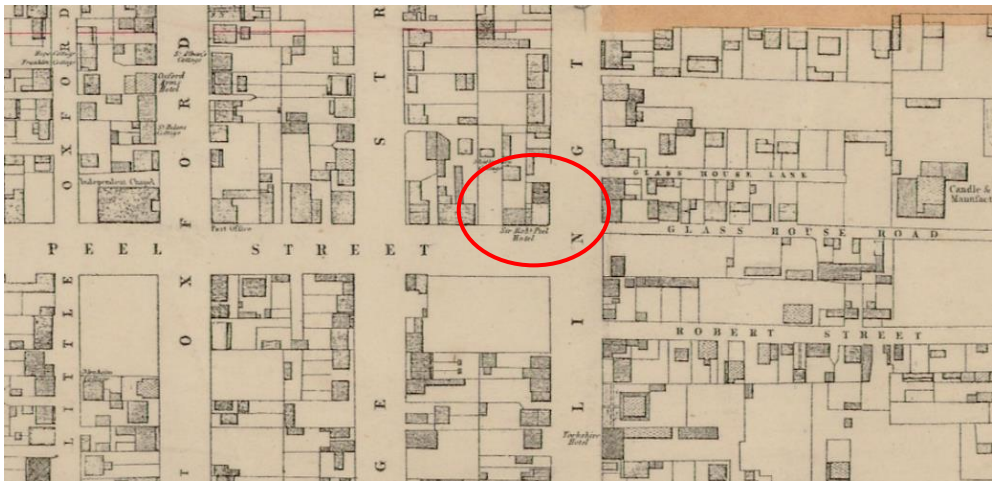


Figure 4 East Collingwood Plan, January 1858 compiled from surveys executed under direction of Clement Hodgkinson showing the Sir Robert Peel Hotel circled in red (Source: State Library Victoria, with GML overlay)

The first licensee of the hotel was John Thomas Wood who was also the owner of the Yorkshire Brewery on the opposite side of Wellington Street (*Argus* 31 December 1859:6; Ward 1995:686).

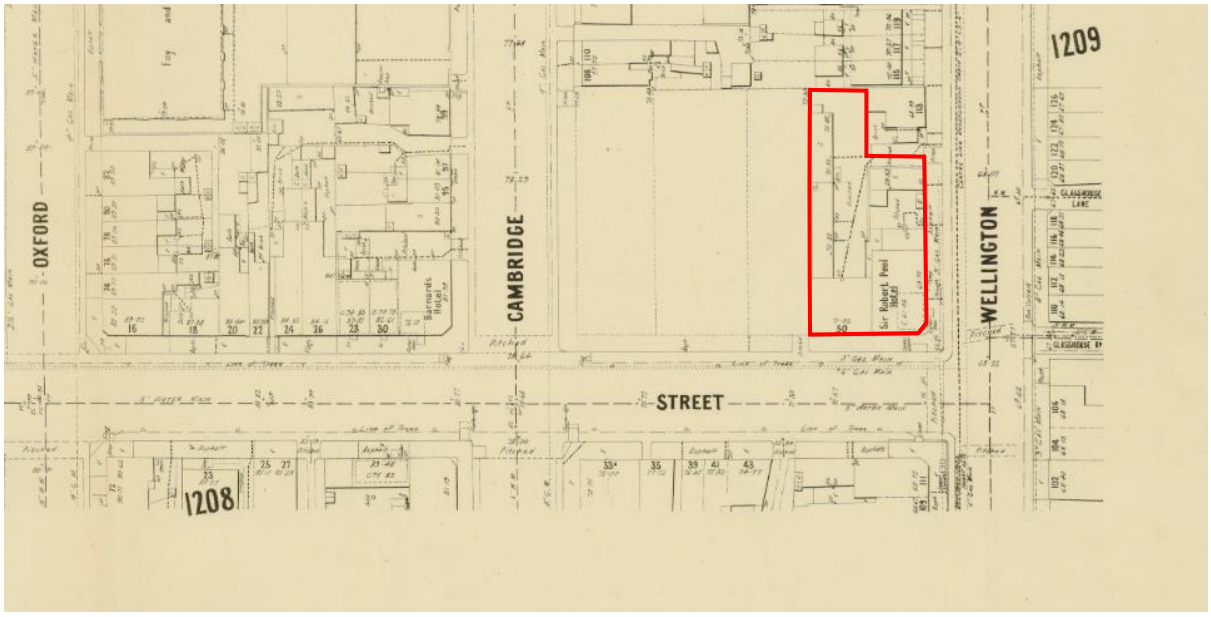


Figure 5 MMBW Detail Plan No. 1201, 1899, City of Collingwood. (Source: State Library Victoria, with GML overlay)

Carlton and United Brewery became owners in 1889, taking over from the Melbourne Brewing and Malting Company (CT:V1531 F123). Carlton and United Brewery remained proprietors for almost 100 years, until 1985 (CT:V8978 F814). Between 1858 and 1899 the hotel appears to have been rebuilt as the configuration of buildings differs on the 1858 East Collingwood Plan and the 1899 MMBW Detail Plan No. 1201.

Architects Sydney Smith & Ogg were engaged in 1901 to undertake small alterations including the addition to the toilets and wash house (Ward 1995:693). The hotel was demolished and rebuilt completely in 1912, designed once again by architects Sydney Smith & Ogg in a Federation free classical style. Smith and Ogg undertook further alterations in 1926 (Allom Lovell 1998:408).



Figure 6 Sir Robert Peel Hotel c1940. (Source: State Library Victoria



Figure 7 Sir Robert Peel Hotel interior c1940. (Source: State Library Victoria)

Further alterations were made to the Sir Robert Peel Hotel in 1967, including renovations to the bars and painting the brickwork façade, and again in 1988 when the hotel was extended and the interior remodelled including a state-of-the-art dance floor (Ward 1995:693; Peterson 2012).

From 1988 the hotel opened as a gay dance club. An advertisement in the gay publication *City Rhythm* announced:

> *On Friday December 9, Melbourne's newest gay venue opens its doors. Featuring the cream of local and interstate DJ's. Until 4am most nights and later on weekends and holidays. Located conveniently between The Laird Hotel and Club 80* (City Rhythm, December 1988).

The Peel Hotel (as it became known) followed the example of the Laird, and received an exemption from the anti-discrimination law which allowed it to exclude women and heterosexual people—which was a point of controversy within the LGBTIQA+ community (Willett et al 2021:116). Patrons that frequent the Peel exhibit a wider variety of styles than other places like the Laird, and drag performers were not unheard of at the Peel (Willett et al 2021: 116).

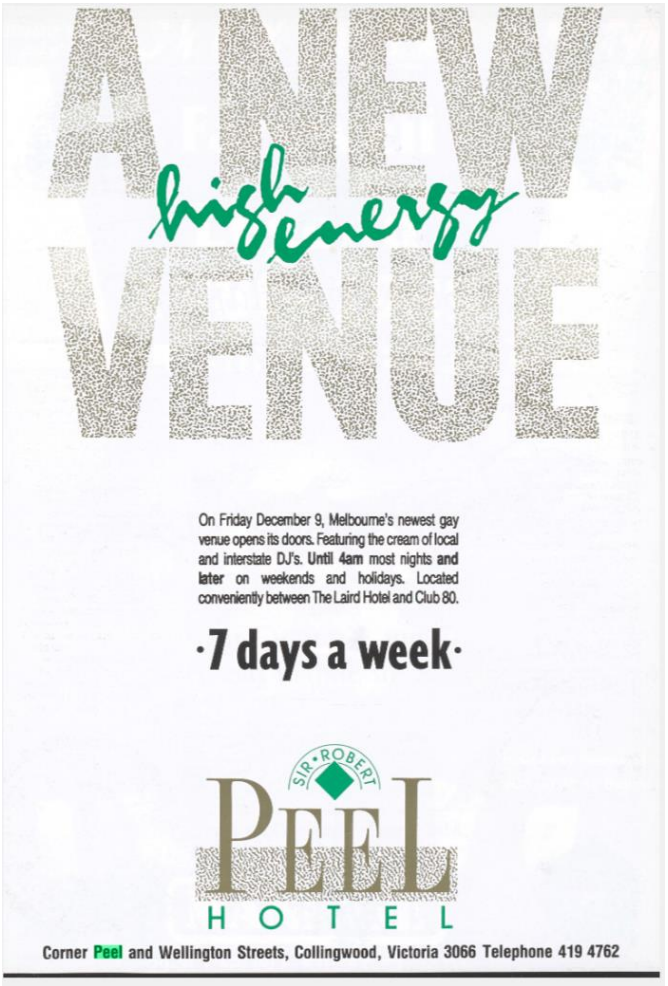


Figure 8. *City Rhythm,* December 1988. (Source: Australian LGBTIQ periodicals)

Associations

Former Carlton and United Brewery

The Former Carlton and United Brewery at 160 Victoria Street and Swanston Street, Carlton is included in the Victorian Heritage Register (H0024), and relevant sections of the company's history from the registration are drawn on in the history below:

The Carlton Brewery had its beginnings in 1858, when Rosenberg and Co. established the North Melbourne Brewery at 24 Bouverie Street., renamed Carlton Brewery in 1864. The business prospered after 1866 and through the 1870s under new owners, and additional land was purchased in order to expand operations. (VHD H0024)

The brewery continued to expand through the 1880s and again from 1896 by amalgamating with other breweries, acquiring more land and building new structures including the first major building on Swanston Street, the Malt House in 1904. Following several name changes, 'in 1905 the company bought out the Victoria Brewery which had been in receivership. Carlton and United Breweries Pty Ltd was formed one year later by the amalgamation of the Carlton and Victoria Breweries and the McCracken, Castlemaine, Shamrock and Fosters Breweries. The plant at Carlton continued to be used for brewing by the new company, as did the Victoria Brewery, which had been purchased by Carlton Brewery Limited in 1905. (VHD H0024)

'The company continued to prosper, and in 1924, began purchasing hotels throughout the state. Then in 1925 CUB's major competitor, the Melbourne Co-Operative Brewing Company, was absorbed, and its brewery at Abbotsford was utilised for the production of bottled and cask beer. By 1949, a rationalisation of production processes at the three plants had brought about the end of bottling at Carlton' (VHD H0024).

Sydney Smith & Ogg

Architects Sydney Wigham Smith (1868-1933) and Charles A Ogg (1867-1932) formed a partnership in 1889. Smith was initially articled to his father, Sydney William Smith, who worked as an engineer and municipal surveyor in suburban Melbourne for some 30 years. Ogg worked for Reed, Henderson & Smart for five years before entering the partnership (Coleman 2012: 676).

Sydney Smith & Ogg designed houses, shops, banks, hotels and churches, and their early designs drew on the Arts and Crafts and Art Nouveau styles of the United Kingdom. One of the notable examples in the city is Milton House, Flinders Lane (1901). From c1911 to 1914, the firm produced a series of innovative hotel designs, influenced by the Arts and Crafts and Art Nouveau styles, largely in the inner suburbs, including the Bendigo Hotel, Collingwood (1911); the Perseverance Hotel, Fitzroy (1911) and the Kilkenny Inn, King Street, Melbourne (1913). Similar characteristics can be seen in their designs for a series of State Savings Banks, including Moonee Ponds (1905), Elsternwick (1907), and Yarraville (1909). All have symmetrical, red-brick facades with various combinations of bay, arched and circular window forms and render, wrought iron and terracotta detailing (Coleman 2012: 677).

Smith and Ogg both died in the early 1930s, however Charles Edward Serpell (1879-1962), who joined the partnership in 1921, continued to practice until he retired in 1956 (Coleman 2012: 677).

Community connection

The Peel opened in 1988 as a gay male venue and continues to be a gay male venue. It is considered to be one of the most popular gay dance bars in Melbourne (*Brother Sister*, 19 February 1998, Issue 52; *Focus,* 1999, Issue 34).

The Peel has long catered to those who do not identify with or conform to the hyper masculine or bear, leather and fetish scene clientele of the nearby Laird. While The Peel has been regarded as having a 'strong gay male image', it has also attracted a broader cross section of the gay male community including, trans men and women and Drag Queens (*Brother Sister*, Feb 19 1998, Issue 152). However, the core identity of the Peel was clearly articulated by the venue proprietor in 1999:

> *We will NOT compromise the type of venue that the Peel is, or the type of crowd that we market towards. And that, quite simply is GAY!* (*Focus*, 1999, Issue 34)

Extending the precedent established by the Laird in 1998, the venue won an exemption from the Equal Opportunities Commission in 2007 that allows it to legally exclude women (particularly lesbian women) and straight men. As such, the venue provides a safe space for its gay male patrons to freely express their sexuality (*Sydney Morning Herald,* 28 May 2007). While the venue will allow entry to anyone if accompanied by a gay man, the venue reserves the right to expel patrons if their behaviour is not respectful.

Remaining open until dawn, the Peel is often the last port of call on a night out resulting in the catch cry 'all roads lead to the Peel' (The Peel 2024). It continues to be a regular and important venue for gay men in Yarra, and Melbourne more broadly.

Description and integrity

The Sir Robert Peel Hotel at 46 Peel Street, Collingwood is located on the northwest corner of Peel Street and Wellington Street, Collingwood. Built in 1912 to a design by architects Sydney Smith & Ogg in a free classical style, the two storey building is constructed of face brick which has been overpainted.

Built to the property line along both Peel Street and Wellington Street, the hotel is symmetrically arranged around its diagonal axis with a prominent octagonal corner tower. Rising above the roof line of the building, each facet of the tower features engaged Ionic columns either side of a round arched window set in rusticated brick work. The tower is topped by a cupola with flagpole.

A moulded string course demarcates the ground and first floors of the building, while a moulded cornice line with modillions runs around the building at the first floor. Moulded panels that bear the name of the hotel (The Sir Robert Peel Hotel) are set into the wall either side of the corner first floor bay window.

At ground level, each façade is punctured by a series of window and door openings. These include a large square opening, closest to the entry that would have originally opened into the main bar area. This is followed by three round arched openings made up of two windows either side of a door and three flat topped openings also comprising two windows either side of a door. A single storey wing continues along Wellington Street with three further vertically proportioned timber sash widows.

Along each façade, above the ground floor round ached openings, four oversized concrete brackets support a balcony which projects over the footpath. At the first floor, this balcony extends from a recessed porch with Ionic columns above which is a large triangular pediment with floriated decoration. A scrolled parapet sits above the pediment.

Alterations to the building include the painting of the brickwork and the filling in of the three round arched windows along Peel Street although the window heads remain legible. Other openings along both facades have had the upper panel fitted with ventilation fans.

Overall, the building has high integrity with few alterations or additions made to its principal facades.



Figure 9 View of The Peel looking north west showing the corner tower and symmetrical arrangement of the facades around its diagonal axis (Source: GML March 2024)



Figure 10 South elevation of the Peel showing the corner tower , name plate and first floor balcony. (source: GML March 2024



Figure 11 East elevation of The Peel. Note the elevation is symmetrically arranged around the building's diagonal axis with the west elevation (Source: GML March 2024Z)



Figure 12 View looking south along Wellington Street showing the rear (north) elevation of the building (Source: GML March 2024)

Comparative analysis

Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant places within precincts or as individually

significant places. Of these the following are most comparable to The Sir Robert Peel Hotel due to their build date, corner location and architectural styling:



The Bendigo Hotel, 125-127 Johnston Street, Collingwood (sig in HO324) (Source: Yarra City Council, HERMES 89178)

The Bendigo Hotel at 125 Johnston Street, Collingwood was constructed in 1911 for the Carlton and United Breweries Pty Ltd, replacing an earlier hotel built in 1871. The double-storey hotel was designed by prominent Melbourne architects Sydney Smith & Ogg and is of local historical and architectural significance. Designed in a classical free style the building features Art Nouveau detailing and is distinguished by its two oriel corner towers.



The Yorkshire Stingo Hotel, 48 Hoddle Street, Abbotsford (HO16). (Source: Yarra City Council, HERMES 103505)

The Yorkshire Stingo Hotel at 48 Hoddle Street, Abbotsford (HO16) constructed in 1915 for the Carlton and United Breweries Pty Ltd, replacing an earlier hotel built in 1858. The double-storey hotel was designed by prominent Melbourne architects Sydney Smith & Ogg and is of local historical and architectural significance. Similar to the 1912 Sir Robert Peel Hotel, the design reflects characteristics of the Federation free classical style, and the building's main architectural feature is an octagonal oriel corner tower which projects above the splayed corner entry. In 1967, extensive alterations were undertaken to the bar area, much of the external rendered ornamentation was removed and the facade was painted.



The Napier Hotel, 210 Napier Street, Fitzroy (HO334). (Source: Heritage Victoria, HERMES 4054)

The Napier Hotel at 210 Napier Street, Fitzroy (HO334) was constructed in 1916 for Carlton and United Breweries Pty Ltd, replacing an earlier hotel of the same name. The double-storey hotel was designed by prominent Melbourne architects Sydney Smith & Ogg and the builder was W B Cooper and is individually significant within the South Fitzroy Precinct. It reflects characteristics of the Federation free classical style. The exterior of the hotel is symmetrically detailed around a splayed square tower at the corner. The exterior is

largely intact, except that the original face brick walls were painted in 1983.



The Vine Hotel, 59 Wellington Street, Collingwood (HO140). (Source: Yarra City Council, HERMES 102800)

The Vine Hotel at 59 Wellington Street, Collingwood (HO140) was constructed in the c1910s for Carlton and United Breweries Pty Ltd, replacing an earlier hotel built in 1868. The place is of local historical and architectural significance. Designed by prominent Melbourne architects Sydney Smith & Ogg, it reflects design characteristics typical of the Federation period, featuring a semi-spherical domed tower which rises above the splayed corner entrance, as well as Art Nouveau decorative detailing. The exterior is largely intact, except that the original face brick walls have been painted.

The Sir Robert Peel Hotel is directly comparable with the above examples. It demonstrates the same pattern of development, being a site that had been occupied by a hotel since the 1850s–1860s and was rebuilt in the 1910s for Carlton and United Breweries Pty Ltd.

Like the above examples, the Peel Hotel is a substantial double-storey building, which occupies a prominent corner site. All exhibit characteristics of the Federation free classical style, where classical motifs are incorporated across the building without adhering to the academic rigours of architectural composition. The facades are centred around a diagonal axis demarcated by a prominent corner tower element that rises above the roof line. The Peel Hotel is most similar to The Yorkshire Stingo Hotel (HO16). Both buildings were designed by prominent Melbourne architects Sydney Smith & Ogg and feature a free and unique application of classical motifs such as moulded cornice lines, parapets with pediments, rustication and an unconventional use of the classical orders of architecture. Both have prominent corner octagonal towers with a cupola.

Similarly, the Vine Hotel (HO140) and the Bendigo Hotel (HO324) incorporate the free use of classical motifs although in a more restrained manner and both introduce elements of Art Nouveau decorative detailing to their circular towers.

Also designed by architects Sydney Smith & Ogg, The Napier Hotel (HO334), like the Peel Hotel is symmetrically arranged around its diagonal axis with prominent corner tower. While the Peel incorporates largely classical motifs into its facades, the Napier is more eclectic in its application of styles with elements of the Arts and Crafts movement evident in its pyramidal terracotta tower roof with wide eaves and timber eaves brackets, Anglo-Dutch pediments and art nouveau influenced floral motifs.

Overall, the Peel is a finely executed and highly intact example of an early twentieth century hotel designed by prominent Melbourne architects Sydney Smith & Ogg in the Federation Free classical

style, and for these reasons, the place is of historical and representative significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Laird, 149 Gipps Street, Abbotsford (Not included in the Heritage Overlay)
- The Glasshouse Hotel 47-51 Gipps Street, Collingwood (HO103)
- DTs, 164 Church Street, Richmond (HO379)
- The Star, 176 Hoddle Street, Abbotsford (Not included in the Heritage Overlay)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Peel is comparable to the above examples as a hotel which has been a gathering place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, The Peel is directly comparable to places such as The Laird, DTs, the Glasshouse, The Star and Dukes.

Of these examples, The Laird and DTs are directly comparable as venues which continue to operate as dedicated LGBTIQA+ venues, established in 1980 and 1995, respectively. The Laird predominately catered to gay men (and those who identify as gay men) and has been an important gathering place for Melbourne's bear, leather and fetish scene (Willett et al 2021: 114). DTs has historically provided a space for a diverse LGBTIQA+ demographic, often welcoming older men and many who do not live openly gay or trans lives.

While no longer operating, the Glasshouse was established as a dedicated lesbian venue, and operated from at least 1991 to 2011. The Star operated as a dedicated LGBTIQA+ venue from 1995 until the 2000s, hosting queer-themed events seven nights a week. The management were recognised for their support in showing events and performances from diverse and marginalised queer communities, including OutBlack, the Lotus Club and King Victoria (Queer-ways 2022). Dukes operated for a shorter period of time (1984–1986), and provided dinner and live entertainment, showcasing Melbourne's drag scene.

The Peel is noteworthy, along with The Laird, as a place which has long served as a gathering place for predominantly gay men (for over 35 years). While the venue is accommodating of women and other queer and straight patrons, it has always reserved the right to refuse entry to women and straight men. Unlike the Laird which has historically tailored itself toward the bear, leather and fetish scene, the Peel attracts a more diverse cross section of gay men and continues to be an important venue in which its gay male patrons can freely express their sexuality. For these reasons, the place is of social significance to the City of Yarra.

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

	Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).
✓	*The Sir Robert Peel Hotel is of historical significance as a largely intact example of an early twentieth century hotel in Collingwood. A hotel has existed at the site from as early as 1858 and was named the 'Sir Robert Peel Hotel' after an early nineteenth century British Prime Minister. The hotel was rebuilt in 1912 to a design by prominent Melbourne architects Sydney Smith & Ogg for Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Abbotsford*.
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
✓	*The Sir Robert Peel Hotel is of representative significance as a largely intact early twentieth century hotel in Collingwood. Built in1912 for Carlton and United Breweries Pty Ltd to a design by prominent Melbourne architects Sydney Smith & Ogg the building exhibits key characteristics of the federation free classical style. It exemplifies the style through its use of classical motifs without adhering to the academic rigours of architectural composition. Centred around a diagonal axis demarcated by a prominent octagonal corner tower, the building's facades incorporate a free and unconventional application of classical motifs such as moulded cornice lines, parapets with pediments, rusticated render work and Ionic columns.*
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).
✓	*The Sir Robert Peel Hotel, also known as 'The Peel', is of social significance as an important gathering place for the LGBTIQA+ community, particularly gay men, in Yarra and broader Melbourne for a period of over 35 years. With an exemption from the Equal Opportunities Commission that allows it to legally exclude women and straight men, the venue provides a safe venue where gay men can meet, dance and socialise without fear of persecution. The Peel provides an important space for gay men to openly express their sexuality. Remaining open until dawn, The Peel is often the last port of call on a night out after other venues have closed, resulting in the catch cry 'all roads lead to The Peel'.*
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

What is significant?

The Sir Robert Peel Hotel, built in 1912 to a design by architects Sydney Smith & Ogg, at 46 Peel Street, Collingwood is significant.

Elements that contribute to the significance of the place include:

- the 1912 building with cantilevered balconies, recessed porches, octagonal tower with cupola and flagpole
- brick walls (overpainted), timber framed window and door joinery and the pattern of window and door openings
- rendered decorative detailing applied decorative features and classical motifs including Ionic columns, oversized brackets supporting balconies, moulded string course and cornice line with modillions, rusticated brick work to tower, large triangular pediment with floriated decoration and scrolled parapet
- moulded panels with the name of the hotel (The Sir Robert Peel Hotel).

How is it significant?

The Sir Robert Peel Hotel at 46 Peel Street, Collingwood is of local historical, representative and social significance, and to the City of Yarra.

Why is it significant?

The Sir Robert Peel Hotel is of historical significance as a largely intact example of an early twentieth century hotel in Collingwood. A hotel has existed at the site from as early as 1858 and was named the 'Sir Robert Peel Hotel' after an early nineteenth century British Prime Minister. The hotel was rebuilt in 1912 to a design by prominent Melbourne architects Sydney Smith & Ogg for Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Abbotsford. (Criterion A)

The Sir Robert Peel Hotel is of representative significance as a largely intact early twentieth century hotel in Collingwood. Built in1912 for Carlton and United Breweries Pty Ltd to a design by prominent Melbourne architects Sydney Smith & Ogg the building exhibits key characteristics of the federation free classical style. It exemplifies the style through its use of classical motifs without adhering to the academic rigours of architectural composition. Centred around a diagonal axis demarcated by a prominent octagonal corner tower, the building's facades incorporate a free and unconventional application of classical motifs such as moulded cornice lines, parapets with pediments, rusticated render work and Ionic columns. (Criterion D)

The Sir Robert Peel Hotel, also known as 'The Peel', is of social significance as an important gathering place for the LGBTIQA+ community, particularly gay men, in Yarra and broader Melbourne for a period of over 35 years. With an exemption from the Equal Opportunities Commission that allows it to legally exclude women and straight men, the venue provides a safe venue where gay men can meet, dance and socialise without fear of persecution. The Peel provides an important space for gay men to openly express their sexuality. Remaining open until dawn, The Peel is often the last port

of call on a night out after other venues have closed, resulting in the catch cry ‘all roads lead to The Peel’. (Criterion G)

Recommendations

Specific recommendations for this place include:

- Retain HO142 Sir Robert Peel Hotel in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
- Retain the level of significance as an individually significant heritage place.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme to implement the findings of this citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to update the address for the heritage place and to reflect the proposed place name ‘The Sir Robert Peel Hotel’.
- Update the Hermes Orion listing 102801 to include the revised statement of significance, correct place address and include the place citation as an attachment.

Extent of overlay: No change to HO142 boundary.

Recommended amendments to the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HO142
Heritage place	46 PEEL STREET COLLINGWOOD The Sir Robert Peel Hotel Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of significance:** The Sir Robert Peel Hotel
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls	No

Is a permit required for internal alterations?	
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Glasshouse Hotel

Prepared by: GML Heritage

Address: 47–51 Gipps Street, Collingwood

Name: Commercial	**Inspection date:** March 2024
Place Type: Commercial	**Architect:** Billing, Peck & Kempter
Significance: Individually significant (HO103)	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** 1917–1918



Figure 1. Glasshouse Hotel, 47–51 Gipps Street, Collingwood. (Source: GML March 2024)



Figure 2. Glasshouse Hotel, 47–51 Gipps Street, Collingwood. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Collingwood

The area occupied by Collingwood is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the Collingwood Flats is recorded as Yálla-birr-ang, meaning 'the wooden point of a reed spear' (Gibson et al, 2018).

A township was surveyed in the 1850s and was named after Lord Collingwood, a member of the British peerage. The City of Collingwood was established in 1855, and the Collingwood Town Hall was built in 1885. The high ground along Smith Street developed as a busy shopping strip in the late-nineteenth century and was serviced by a tramline from the city. In the early-twentieth century, Smith Street was the busiest shopping strip outside of the central city (O'Hanlon 2005).

Like the other low-lying inner suburbs of Melbourne, Collingwood developed as a predominantly working-class area. Many residents were poor and lived in sub-standard housing. From the 1870s and 1880s, Collingwood was notoriously known for its gangs and larrikins. It was a subject of concern by middle-class philanthropists and a number of welfare services operated in the area. The suburb was portrayed as 'Carringbush' in Frank Hardy's thinly veiled but epic fictionalised account, *Power Without Glory* (1942), centred around John Wren and the colourful local politics of the early twentieth century. Like other working-class areas, the population of Collingwood was hit hard by the Depression. Areas of Collingwood were earmarked as slum housing in the 1930s and these were replaced in the 1960s with multi-storey housing towers built by the Housing Commission of Victoria.

Through the 1980s, 1990s and early 2000s, the suburb underwent a process of deindustrialisation and gentrification, which saw the conversion of a number of former factories and warehouses into apartments. Notable early examples were in Oxford Street, redeveloped in the late 1990s (O'Hanlon 2010).

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous*

> *forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*
>
> *What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).*
>
> *The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse,*

Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The site of the former Glasshouse Hotel is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The Glasshouse Hotel at 47-51 Gipps Street, Collingwood is located at Crown Portion 54 in the Parish of Jika Jika, County of Bourke. The land was first purchased on 12 February 1839 by J D L Campbell. It consisted of 23 acres and 3 perches, fronting today's Victoria Parade in the south (Figure 3) (Parish Map Jika Jika 12C).

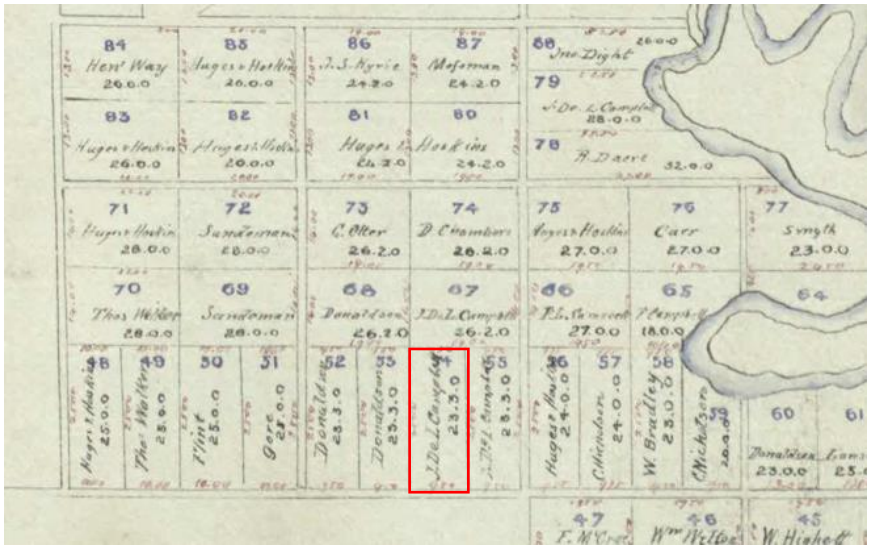


Figure 3. Detail of sub-division of Parish of Jika Jika showing Crown Allotment 54 outlined in red. (Source: State Library Victoria, with GML overlay)

A hotel with the name 'Glass House' first appeared on a surveyor's map as early as 1855 (Figure 4).

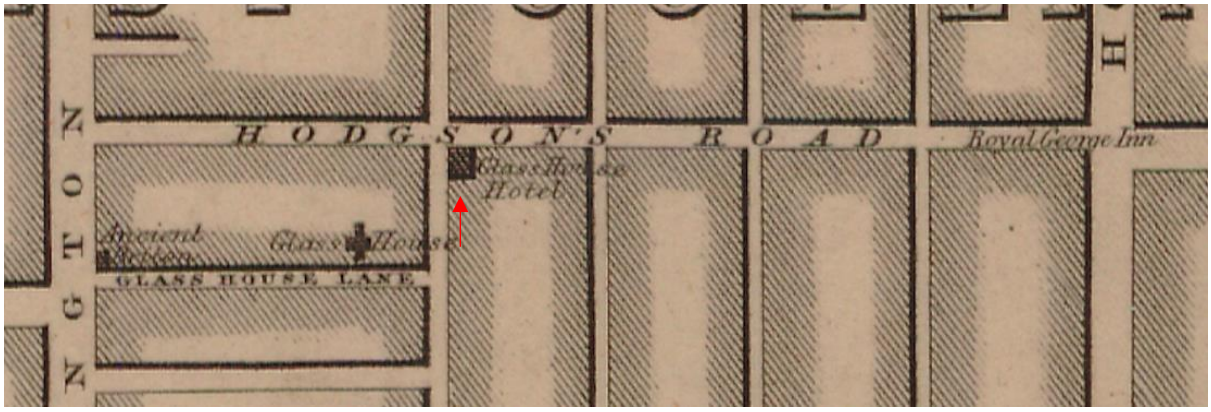


Figure 4. Detail, Melbourne and its suburbs, Andrew Clarke Surveyor General, 1855. Subject site denoted by red arrow. (Source: State Library Victoria, with GML overlay)

The name refers to the nearby Glass House factory—thought to be Victoria's first glass factory and one of Collingwood's earliest factories—established in the early 1850s. It was on the corner of Glass House Lane (now Glasshouse Road) and Rokeby Street (Figure 3) (Collingwood Historical Society 2014).

By 1858, the land had been subdivided further. Figure 6 shows a more detailed footprint of the 'Glass House' hotel, with additional buildings established fronting Gipps Street. Directories from 1865 list a Glass House Hotel operated by Anne Purcell in existence (S&Mc 1865).

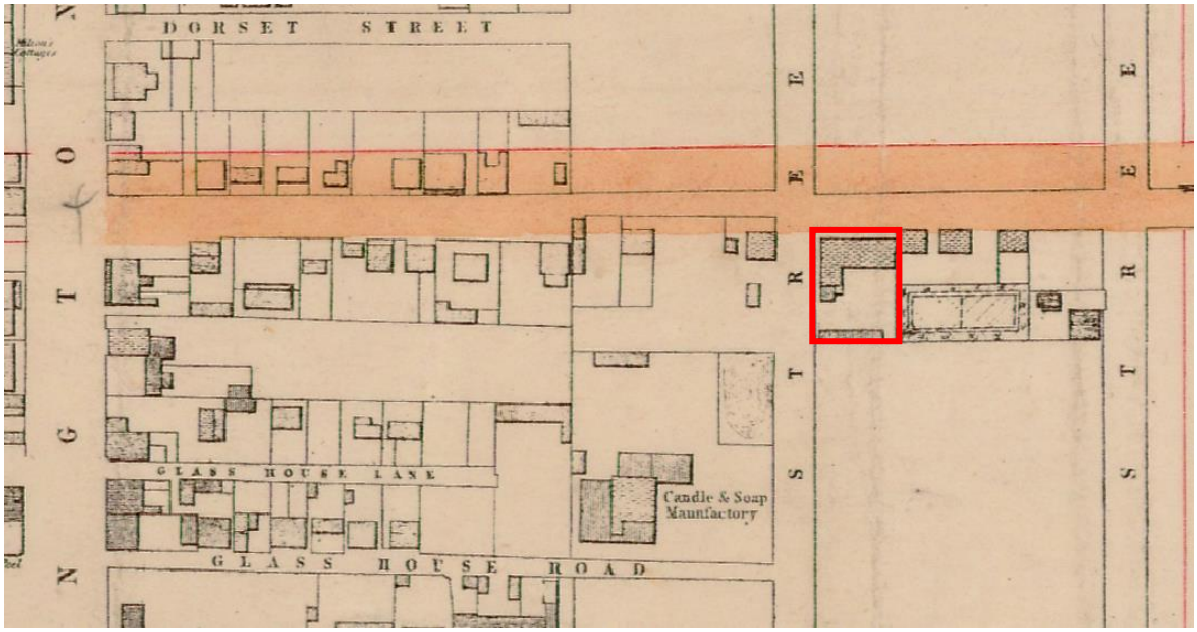


Figure 5. East Collingwood Plan, January 1858, compiled from surveys executed under direction of Clement Hodgkinson. (Source: State Library Victoria, with GML overlay)

The valuation of the hotel rose from £75 in 1866 to £100 by 1899 (RB: 1866, 1899).

By 1908 the building on the site was described as having ten rooms (*Herald* 17 February 1908:3).

In 1918 the hotel was rebuilt. The current building was designed and constructed in 1917–1918 for owners Carlton & United Breweries, who acquired the site in 1910 (*Herald* 8 November 1917:10; *Argus* 3 November 1917:9; CT:V3543 F596). The architects, Billing, Peck & Kempter of 413 Collins Street, Melbourne, were a distinguished family firm involved with many noteworthy Melbourne buildings, including the remodelling of the Carlton and United Brewery in Swanston Street, the former State Savings Bank of Victoria in Collins Street, the John Curtin Hotel in Carlton, and buildings at the Melbourne Showgrounds.

Comparison of historic plans dated 1899 and 1930, shows that the footprint of the rebuilt hotel was similar to the original c1855 hotel with frontages to Gipps and Rockey streets (Figure 7 and Figure 8).

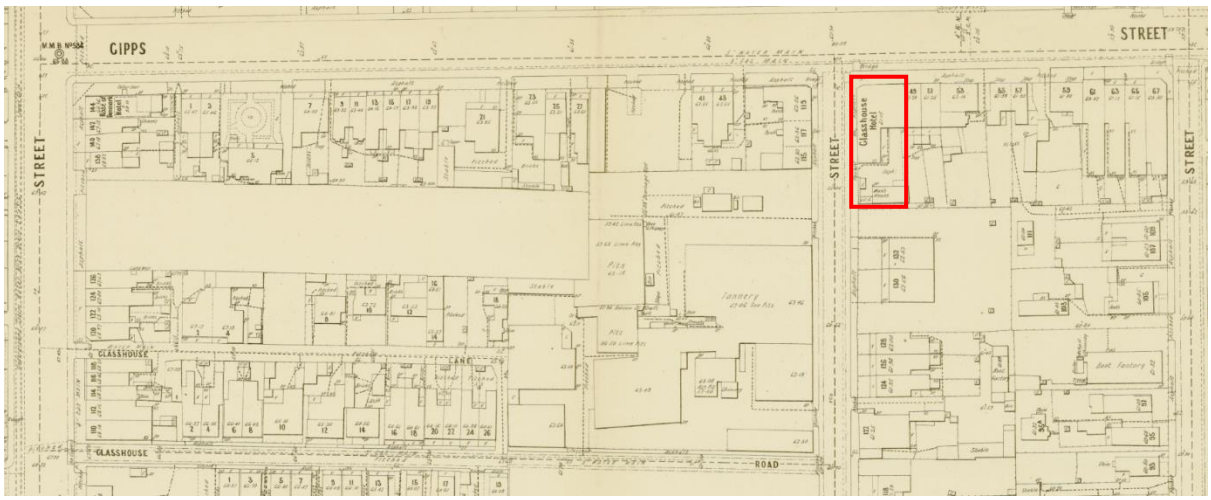


Figure 6. Melbourne and Metropolitan Board of Works detail plan, 1209, City of Collingwood, 1899. The original c1855 hotel is indicated in red outline. (Source: State Library Victoria, with GML overlay)

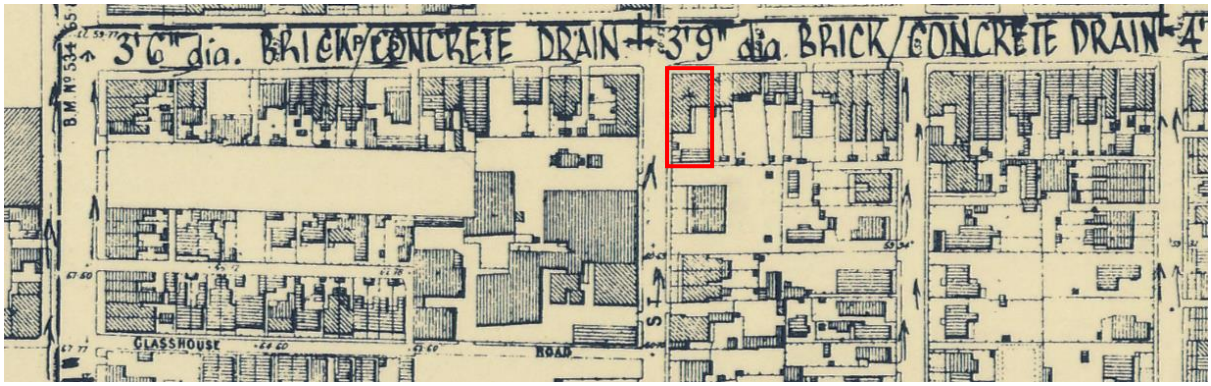


Figure 7. Melbourne and Metropolitan Board of Works plan, no.28, Melbourne, Fitzroy & Collingwood, 1930. The rebuilt 1917–1918 hotel (subject site) is indicated in red outline (Source: State Library Victoria, with GML overlay)

A hotel has continuously operated on this site from as early as 1855. Its owners and operators changed frequently over time, but from 1855 until at least 2011 it was called ‘The Glasshouse’ (also the ‘Glass House’).

Like many Australian hotels, the Glasshouse had many female publicans, including Anne Purcell in 1865, Mary Ann Redan in 1886, Kate O’Donoghue from 1910–19 and Margaret Jane Ryan in 1930 (S&Mc 1865; *Argus* 20 January 1886:6; *Sun News Pictorial* 18 November 1930:27; Allom Lovell & Associates 1998:136). Millicent Fife was the licensee from 1930–39 before transferring ownership to Martha Ellen Smith of the Laird O’Cockpen Hotel in 1939, who promptly leased the hotel to Elizabeth Gallagher (*Sun News Pictorial* 18 November 1930:27; *Argus* 22 May 1939:9).

From the 1970s ownership was held by different corporations including R & F Nominees (1972), Fisglen Investments (1974), Vogue Hotels (1977), Spendthrift nominees (1982) and Clabco (1987) (CT:V8930 F758).

John ‘Mary’ Hoare, honky tonk pianist ‘extraordinaire’ and popular feature at Pokeys Piano Bar, became operator of the Glasshouse from mid–1984 until 1986 and the hotel became a welcoming space for queer patrons (*City Rhythm* August/September 1984:5). During this time, the hotel had a

kitchen, dining room and piano bar open Friday and Saturday nights, and advertised in the queer publication *City Rhythm* (*City Rhythm* no. 36 1986:24). From the 1990s onwards the Glasshouse continued to operate as an important queer venue—most notably as a lesbian space for the next two decades.

Just prior to opening as a lesbian venue in around 1991, the Glasshouse was operating as a gay pub. This was reported in the queer publication *Melbourne Star Observer* at the time:

> *The Glasshouse Hotel in Gipps Street Collingwood is to open its doors to gay people four nights a week. The hotel has been gay twice previously.*
>
> *…The hotel will continue its solid trade in business lunches during the day, but will close for an hour in the evening to re-open Wednesday, Thursday, Friday and Saturday nights as a gay pub (Melbourne Star Observer, 15 June 1990: 3).*

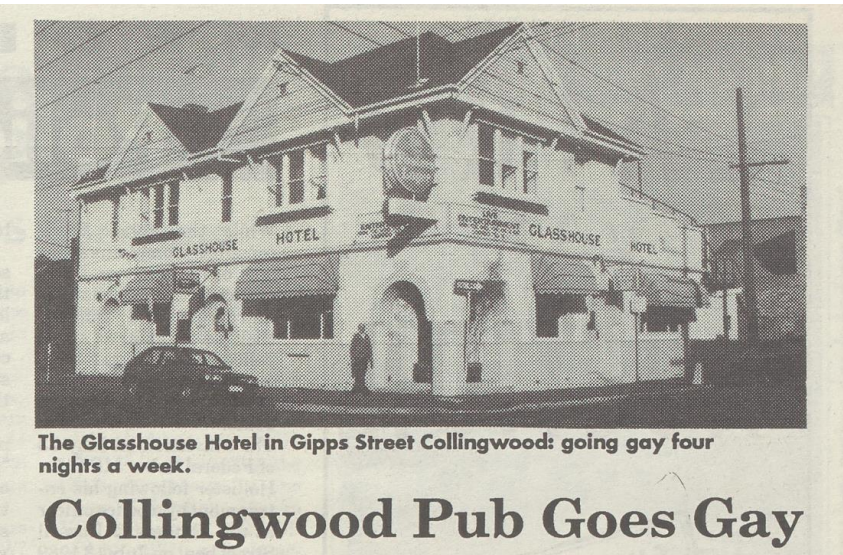


Figure 8. 'Collingwood Pub Goes Gay'. (Source: *Melbourne Star Observer*, 15 June 1990: 3).

It is noted that the article highlights that the Glasshouse was a 'short walk from the Peel and Laird Hotels', which have operated as prominent gay pubs since the 1980s (Source: *Melbourne Star Observer*, 15 June 1990: 3).

From the early 1990s the Glasshouse, or 'The Glassy', was affectionately known as a 'dyke' pub within the LGBTIQA+ community (*Lesbiana*, no. 62, October 1997: 4; *Melbourne Star Observer*, 14 November 1997). The Glasshouse oversaw a very long list of lesbian and other LGBTIQA+ events over the years under different management teams. Freedom, Drag Kings, Gay Shame, SLUT, Bent Bingo, Quork Mutant Disco, OutBlack, Dolly's Karaoke and Tuff Muff are just a few. It has been a site for many Leather Pride Festival and Midsumma Festival events, including as a Midsumma Hub. A long residency there started the career of internationally successful lesbian band, Bluehouse. The venue also hosted many prominent queer performers such as Lou Bennett, Constantina Bush, Sista She and Yana Alana (Queer-ways 2022).

While its core business was as a 'dyke pub', the Glasshouse consistently welcomed men and other queer and straight patrons, although some women-only events also took place, such as the twice-monthly Shebar (*Lesbiana*, no. 62, October 1997: 4; *Melbourne Star Observer*, 14 November 1997).

In December 2011, the Glasshouse Hotel closed as a queer venue. It now operates as a saloon-style smokehouse. A queer news article posting about the closure noted:

> *The Glasshouse Hotel is the latest venue to close this year. Part bar, part diner, part dance club, the venue had a unique place in the scene. For the past 20 years, it has been synonymous with the lesbian and girls scene in Melbourne as well as being a home of Melbourne's Drag Kings (Same Same, 9 December 2011).*

For two decades, the Glasshouse Hotel provided a safe and welcoming space for lesbians and the wider Melbourne LGBTIQA+ community, who retain fond memories of the place (GML 2023).

Associations

Former Carlton and United Brewery

The Former Carlton and United Brewery at 160 Victoria Street and Swanston Street, Carlton is included in the Victorian Heritage Register (H0024), and relevant sections of the company's history from the registration are drawn on in the history below:

The Carlton Brewery had its beginnings in 1858, when Rosenberg and Co. established the North Melbourne Brewery at 24 Bouverie Street., renamed Carlton Brewery in 1864. The business prospered after 1866 and through the 1870s under new owners, and additional land was purchased in order to expand operations. (VHD H0024)

The brewery continued to expand through the 1880s and again from 1896 by amalgamating with other breweries, acquiring more land and building new structures including the first major building on Swanston Street, the Malt House in 1904. Following several name changes, 'in 1905 the company bought out the Victoria Brewery which had been in receivership. Carlton and United Breweries Pty Ltd was formed one year later by the amalgamation of the Carlton and Victoria Breweries and the McCracken, Castlemaine, Shamrock and Fosters Breweries. The plant at Carlton continued to be used for brewing by the new company, as did the Victoria Brewery, which had been purchased by Carlton Brewery Limited in 1905. No great extensions were made to the Carlton site until 1910 when the cask washing area on Swanston Street was enclosed by a new building designed by Billings and Peck. This continued the arcaded facade of the Malthouse and is today substantially what one sees on the Swanston Street frontage.' (VHD H0024)

'The company continued to prosper, and in 1924, began purchasing hotels throughout the state. Then in 1925 CUB's major competitor, the Melbourne Co-Operative Brewing Company, was absorbed, and its brewery at Abbotsford was utilised for the production of bottled and cask beer. By 1949, a rationalisation of production processes at the three plants had brought about the end of bottling at Carlton.' (VHD H0024)

Description and integrity

The former Glasshouse Hotel at 47–51 Gipps Street, Collingwood is a double-storey hotel built in 1918 to a design by architects Billing, Peck & Kempter.

Located on the south side of Gipps Street, the hotel occupies a prominent position at the corner of Gipps and Rokeby streets. As is typical of buildings influenced by the Arts and Crafts movement, the building uses minimal applied decoration with interest provided through the textural quality of the different materials used.

Built to the front and side property boundaries, the building is constructed of brick and set beneath a terracotta tiled hip and gabled roof with overhanging eaves supported by large timber eave brackets. Two gable ends project from the hip roof along Gipps Street, while a third gable projects towards Rokeby Street at the building's northern end. The exterior walls at the ground floor are face-brick with a tiled dado and the first floor is roughcast render (overpainted). The gable ends are shingled. There are three extant chimneys. An unpainted roughcast rendered chimney that penetrates the northern plane of the hip roof having Gipps Street and two face brick chimneys along the rear (south) wall of the building. Along the north and west elevations at first floor level painted letter spelling out the place name, 'Glasshouse Hotel', are fixed to the wall.

The north elevation is symmetrically arranged with two projecting gable ends facing Gipps Street. At first floor level, timber box framed tripartite widows sit below each gable end with single vertically proportioned timber sash windows either side. At ground level three arched openings sit beneath each of these single windows. Leading to entry doors into the building, each of these openings feature colonettes supporting the arch with the arch itself framed by a rendered border of irregularly sized quoining. The doors of each of these openings differ. All are pairs with the eastern pair being vertically panelled, the middle doors half glazed and the western doors multi paned French doors. This last opening shares an arch facing Rokeby Street creating a larger recessed entry.

Adjacent to each of the arched openings, in line with the gable end above, large rectangular openings fitted with timber framed windows feature a similar border of rendered irregular quoining.

Along Rokeby Street the west elevation of the building presents in two half. The northern end is two storey and sits under the main hip and gable roof of the building. At the northern end of the first floor a timber box framed tripartite widows sit below a projecting gable. To its south is a single vertically proportion timber framed sash window. At ground level two arched openings of identical detailing to the main façade sit either side of a large rectangular window opening fitted with a timber framed window. The northern arch opens into a recessed entry shared with an arch facing Gipps Street. The southern end of this elevation is single storey and features a tall, stepped parapet that conceals a flat roof and a large horizontally proportioned multi paned timber framed widow. Rising behind the stepped parapet is an external metal stair leading to a rear first floor door.

The building is largely intact with minimal changes visible to original fabric. It retains its original built form (double storey, hipped roof with projecting gables) and materials, such as face brick exterior walls, roughcast rendered (upper walls) and brown glazed tiled dado. It retains its original timber framed windows, arched openings and decorative quoining to the window and door openings. The ground floor of the building has recently had paint removed from the brick walls. Overall, the building has high integrity.



Figure 9. The subject site from Gipps Street with the Rokeby Street side elevation on the right. (Source: GML March 2024)



Figure 10. The subject site from Gipps Street. (Source: GML March 2024)



Figure 11. East side of the subject site from Rokeby Street. (Source: GML March 2024)



Figure 12. View of the rear of the subject site from Rokeby Street. (Source: GML March 2024)

Comparative analysis

Hotels in Yarra

In Yarra, there are four hotels included in the Heritage Overlay which are comparable to the Glasshouse Hotel, as hotels rebuilt in the early decades of the twentieth century (and after 1910) on the site of an earlier hotel for Carlton and United Breweries Pty Ltd, to designs that reflected popular styles of the period, and as prominent corner buildings. These are discussed below.



The Sir Robert Peel Hotel, 125 Wellington Street, Collingwood (HO142). (Source: Yarra City Council, HERMES 102801)

The Sir Robert Peel Hotel at 125 Wellington Street, Collingwood (HO142) was constructed in 1912 for Carlton and United Breweries Pty Ltd, replacing an earlier hotel built in 1858. The double-storey hotel was designed by prominent Melbourne architects Sydney Smith and Ogg and is of local historical and architectural significance. The design reflects characteristics of the Federation free classical style, and the building's main architectural feature is an octagonal tower, below which is the entrance to the hotel. In 1926 Sydney Smith and Ogg undertook alterations, and in 1967 extensive renovations to the bars were made and the facade painted.



The Yorkshire Stingo Hotel, 48 Hoddle Street, Abbotsford (HO16). (Source: Yarra City Council, HERMES 103505)

The Yorkshire Stingo Hotel at 48 Hoddle Street, Abbotsford (HO16) constructed in 1915 for the Carlton and United Breweries Pty Ltd, replacing an earlier hotel built in 1858. The double-storey hotel was designed by prominent Melbourne architects Sydney Smith and Ogg and is of local historical and architectural significance. Similar to the 1912 Sir Robert Peel Hotel, the design reflects characteristics of the Federation free classical style, and the building's main architectural feature is an octagonal oriel corner tower which projects above the splayed corner entry. In 1967, extensive alterations were undertaken to the bar area, much of the external rendered ornamentation was removed and the facade was painted.



The Napier Hotel, 210 Napier Street, Fitzroy (HO334). (Source: Heritage Victoria, HERMES 4054)

The Napier Hotel at 210 Napier Street, Fitzroy (HO334) was constructed in 1916 for Carlton and United Breweries Pty Ltd, replacing an earlier hotel of the same name. The double-storey hotel was designed by prominent Melbourne architects Sydney Smith and Ogg and the builder was W B Cooper and is individually significant within the South Fitzroy Precinct. It reflects characteristics of the Federation free classical style. The exterior of the hotel is symmetrically detailed around a splayed square tower at the corner. The

exterior is largely intact, except that the original face brick walls were painted in 1983.



The Vine Hotel, 59 Wellington Street, Collingwood (HO140). (Source: Yarra City Council, HERMES 102800)

The Vine Hotel at 59 Wellington Street, Collingwood (HO140) was constructed in the c1910s for Carlton and United Breweries Pty Ltd, replacing an earlier hotel built in 1868. The place is of local historical and architectural significance. Designed by prominent Melbourne architect Sydney Smith and Ogg. It reflects design characteristics typical of the Federation period, featuring a semi-spherical domed tower which rises above the splayed corner entrance, as well as Art Nouveau decorative detailing. The exterior is largely intact, except that the original face brick walls were painted.

The Glasshouse Hotel is directly comparable with the above examples. It demonstrates the same pattern of development, being a site that had been occupied by a hotel since the 1850s–1860s and was rebuilt in the 1910s for Carlton and United Breweries Pty Ltd.

Like the above examples, the Glasshouse Hotel is a substantial double-storey building, which occupies a prominent corner site. However, it is distinguished from these examples through its design. The above examples largely reflect design characteristics typical of the Federation free classical style, which is demonstrated through the prominent corner tower above the corner entry of each hotel and the use of classical motifs without adhering to the academic rigours of architectural composition. In contrast, the Glasshouse Hotel reflects design characteristics which were typically adopted in domestic architecture at the turn of the twentieth century.

The Glasshouse exhibits many design characteristics typical of the Federation Arts and Crafts architectural style (c1890-1915), namely in its use of roughcast stucco on the upper walls and face brick at the ground floor level, domestic appearance and homely character, minimal use of applied decoration, incorporation of hip and gable roof forms, and shingling to the gable ends. Overwhelmed by the dominance of the use of mass produced building materials by the mid-nineteenth century, the Arts and Crafts Movement rejected machine made applied decoration instead opting for hand crafted detailing that retained the honest characteristics of the natural material used. Originating in England through the works of Pugin, John Ruskin and William Morris, Federation Arts and Crafts influenced architecture in Australia drew inspiration from these overseas models and put into practice an architecture that was domestic in scale and made free use of traditional vernacular motifs such as an informality in planning and massing. Steeply pitched roofs of hips and gables became dominant features with wall surfaces incorporating different textural finishes of face brick, roughcast and smooth render. Details appeared hand made with expressed structural detailing and timber joinery detailing showcased.

Overall, the Glasshouse is a fine and largely intact early twentieth century hotel which reflects characteristics of the Federation Arts and Crafts style, and for these reasons, the place is of historical and representative significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Laird, 149 Gipps Street, Abbotsford (Not included in the Heritage Overlay)
- The Peel (also the Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- DTs, 164 Church Street, Richmond (HO379)
- The Star, 176 Hoddle Street, Abbotsford (Not included in the Heritage Overlay)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Glasshouse is comparable to the above examples as a hotel which has been a gathering place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, the Glasshouse is directly comparable to places such as The Laird, The Peel, DTs, The Star Hotel and Dukes.

Of these examples, only The Laird, The Peel and DTs continue to operate as dedicated LGBTIQA+ venues, establishing in 1980, 1988 and 1995, respectively. The Laird and The Peel predominately appealed to gay men (and those who identify as gay men), and the Laird specifically has been a gathering place for Melbourne's bear, leather and fetish scene (Willett et al 2021: 114). DTs has historically provided a space for a diverse LGBTIQA+ demographic, often welcoming older men and many who do not live openly gay or trans lives.

Dukes operated for a shorter period of time (1984–1986), and provided dinner and live entertainment, showcasing Melbourne's drag scene. The Star operated as a dedicated LGBTIQA+ venue from 1995 until the 2000s, hosting queer-themed events seven nights a week. The management were recognised for their support of showing events and performances from diverse and marginalised queer communities, including OutBlack, the Lotus Club and King Victoria.

The Glasshouse is noteworthy among these examples as a place which served as a gathering space largely for Yarra's and broader Melbourne's lesbian community from the early 1990s to 2011. While the venue was also accommodating of men and other queer and straight patrons, it is broadly considered to have been Melbourne's only dedicated lesbian space operating for a period of over 20

years. While the venue has now closed, the place maintains strong historical associations with LGBTIQA+ communities, particularly lesbians (GML 2023). For these reasons, the place is of historical significance to the City of Yarra.

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

✓	**Criterion A** Importance to the course or pattern of our cultural or natural history (historical significance). *The Glasshouse Hotel is of historical significance as a largely intact example of an early twentieth century hotel in Collingwood which operated for a period of over 90 years. A hotel had existed at the site as early as 1855 and was named the 'Glass House' in reference to the nearby Glass House factory. The hotel was rebuilt in 1917–1918 to a design by architects Billing, Peck & Kempter for Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Abbotsford.* *The Glasshouse Hotel is of historical significance as an important gathering place for LGBTIQA+ communities, particularly the lesbian community, in Yarra and broader Melbourne for a period of over 20 years. The Glasshouse, or affectionately known as 'The Glassy', had gained a reputation as a welcoming place for LGBTIQA+ communities from at least mid-1980s but was established as Melbourne's only dedicated lesbian pub from at least 1991. From this time, the Glasshouse served as an important venue providing a longstanding, safe and welcoming space for lesbians and more broadly LGBTIQA+ communities. While the venue closed in 2011, the place maintains strong historical associations with LGBTIQA+ communities, particularly for lesbians.*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✓	**Criterion D** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). *The Glasshouse Hotel is of representative significance as a largely intact early twentieth century hotel in Collingwood. Built in 1917–1918 for Carlton and United Breweries Pty Ltd to a design by architects Billing, Peck & Kempter, it is noteworthy as a hotel that incorporates influences of the Arts and Crafts Movement. At a time when the dominant architectural style used for hotel buildings was free classical, the Glasshouse Hotel reflects design characteristics*

	which were more typically adopted in early twentieth century domestic architecture. This is evident in the informality of its planning and massing, steeply pitched roof of hips and gables and wall surfaces that incorporate different textural finishes (face brick, roughcast render, smooth render and timber shingles). Applied decorative detailing is kept to a minimum with interest added through the incorporation of hand-crafted timber joinery such as the box window frames and prominent eaves brackets.
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

What is significant?

The Glasshouse Hotel, built in 1917–1918 to a design by architects Billing, Peck & Kempter, at 47–51 Gipps Street, Collingwood is significant.

Elements that contribute to the significance of the place include:

- the 1917–1918 double storey building with hipped and gable roof, and terracotta tiles
- the face brick walls at ground floor level and glazed tiled dado, roughcast render to upper storey walls, and shingling to the gable ends
- stepped parapet along Rockeby Street
- original pattern of openings and timber joinery (windows and doors)
- arched openings at ground floor level, recessed corner porch and the pair of paned glass French doors at the corner entry
- Rough cast rendered chimney (north elevation).

The rear external staircase and the pair of half glazed doors in the central arched opening along Gipps Street are not significant.

How is it significant?

The Glasshouse Hotel, at 47–51 Gipps Street, Collingwood is significant is of local historical and representative significance, to the City of Yarra.

Why is it significant?

The Glasshouse Hotel is of historical significance as a largely intact example of an early twentieth century hotel in Collingwood which operated for a period of over 90 years. A hotel had existed at the site as early as 1855 and was named the 'Glass House' in reference to the nearby Glass House factory. The hotel was rebuilt in 1917–1918 to a design by architects Billing, Peck & Kempter for Carlton and United Breweries Pty Ltd who had rebuilt several other hotels in the neighbouring suburbs of Fitzroy and Abbotsford. (Criterion A)

The Glasshouse Hotel is of historical significance as an important gathering place for LGBTIQA+ communities, particularly the lesbian community, in Yarra and broader Melbourne for a period of over 20 years. The Glasshouse, or affectionately known as 'The Glassy', had gained a reputation as a welcoming place for LGBTIQA+ communities from at least mid-1980s but was established as Melbourne's only dedicated lesbian pub from at least 1991. From this time, the Glasshouse served as an important venue providing a longstanding, safe and welcoming space for lesbians and more broadly LGBTIQA+ communities. While the venue closed in 2011, the place maintains strong historical associations with LGBTIQA+ communities, particularly for lesbians. (Criterion A)

The Glasshouse Hotel is of representative significance as a largely intact early twentieth century hotel in Collingwood. Built in 1917–1918 for Carlton and United Breweries Pty Ltd to a design by architects Billing, Peck & Kempter, it is noteworthy as a hotel that incorporates influences of the Arts and Crafts Movement . At a time when the dominant architectural style used for hotel buildings was free

classical, the Glasshouse Hotel reflects design characteristics which were more typically adopted in early twentieth century domestic architecture. This is evident in the informality of its planning and massing, steeply pitched roof of hips and gables and wall surfaces that incorporate different textural finishes (face brick, roughcast render, smooth render and timber shingles). Applied decorative detailing is kept to a minimum with interest added through the incorporation of hand-crafted timber joinery such as the box window frames and prominent eaves brackets. (Criterion D)

Recommendations

Specific recommendations for this place include:

- Retain HO103 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
- Retain level of significance as an individually significant heritage place.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme to implement the findings of the place citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to reflect the current address of the heritage place.
- Amend the curtilage for HO103 to be contiguous with the property boundaries for 47–51 Gipps Street, Collingwood (property number 102055).
- Update the Hermes Orion listing 103164 to include the revised statement of significance, the correct place address and include the place citation as an attachment.

Extent of overlay: To the property boundaries of 47–51 Gipps Street, Collingwood (property number 102055).

Proposed amendments to the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HO103
Heritage place	47-51 GIPPS STREET COLLINGWOOD Glasshouse Hotel Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014

	Statement of significance: Glasshouse Hotel
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Naughten’s Hotel (former) (later Citizens Park Hotel and DT’s)

Prepared by: GML Heritage

Address: 164 Church Street, Richmond	
Name: Naughten’s Hotel (former) (later Citizens Park Hotel and DT’s)	**Inspection date:** March 2024
Place Type: Commercial	**Architect:** unknown
Significance: Individually significant (HO379)	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** c1875



Figure 1. DT’s, 164 Church Street, Richmond. (Source: GML March 2024)



Figure 2. DT’s, 164 Church Street, Richmond (Highett Street elevation). (Source: GML March 2024)

Historical Context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 *Leisure and Entertainment in the Suburbs*

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Richmond

The area occupied by Richmond is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation. The Woi-wurrung name for the area is recorded as Quo-yung, meaning 'dead trees' (Gibson et al, 2018). Fronting the Yarra River, large areas of Richmond were retained as Crown land, part of which was set aside as the Survey Paddock (now Burnley College). The name Richmond was chosen in reference to the English town of the same name, which was located on the River Thames, just outside London.

Richmond was bounded on its west, beyond Hoddle Street, by the extensive Richmond Paddock (now Yarra Park), which made it relatively isolated from the centre of Melbourne until the 1850s when Swan Street was extended through the reserve. The Melbourne to Richmond railway line was completed in the late 1850s.

Its extensive river flats and proximity to Yarra River saw Richmond develop an as early industrial area with the river essentially serving as a drain for noxious factory waste. Brickworks, tanneries and fellmongers lined the riverbank. David Mitchell, a prominent builder and the father of opera singer Nellie Melba, established a brickworks here in the 1850s. Other activities on the Yarra flats included market gardens. Later industrial complexes in Richmond included the Bryant and May match factory (1909-1920s); Wertheim piano factory (1909), Vickers Ruwolt engineering (1911, 1914); and the Pelaco shirt factory (c1922).

While Richmond Hill was considered a fashionable location for Melbourne's upper middle class in the nineteenth century, large areas of low-lying land in Richmond developed as residential areas for the working-class, many of whom were employed at local factories. Richmond was renowned for its poor-quality housing and crowded schools. Since the early twentieth century, Richmond has celebrated its a strong working-class identity and local politicians played an important role in shaping the labour movement in Victoria. The Richmond football club has long drawn a large support base from the local community. Corner pubs have been an important element of the streetscape and played an important part in local social life. Richmond also had a large Catholic population, with the prominent St Ignatius Catholic Church (1867) and the FCJ Convent 'Vaucluse' established in the area. John Wren's Richmond Racecourse was developed for public housing by the Housing Commission of Victoria in the early 1940s.

Richmond developed as an important commercial centre outside the centre of Melbourne and Richmond railway station developed as a major rail interchange. Bridge Road and Swan Street developed as busy commercial strips; they were popular shopping streets and also provided several picture theatres. By the early twentieth century, the major roads were serviced by a network of tramlines. Bridge Road experienced a rejuvenation in the 1970s and 1980s owing to the growing appeal of factory 'seconds' shops in the area.

North Richmond, bounded by Victoria Street to the north, experienced periods of economic downturn but this made it attractive to new immigrants. Postwar Greek immigrants were attracted to North Richmond in the 1950s and 1960s, followed by Vietnamese immigrants in the 1970s. Each new wave of immigrants established its own restaurants, food suppliers and businesses.

In the postwar period, the many corner hotels in Richmond supported a strong live music scene while new arrivals from Europe and elsewhere introduced a range of cultural foods. Like many other suburbs that today make up the City of Yarra, Richmond has long been occupied by mixed uses — residential, commercial and industrial — and since the postwar period has been characterised by significant diversity in terms of class, ethnicity, religion and cultural background.

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club (The Laird Turns 30', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Conversation with Wayne Nicol, Lucrezia & De Sade owner, *30 May 2023).*

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise

the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Shane Gardner interview, Word for Word program, Joy Media).

Place history

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin.

The hotel DT's at 164 Church Street, Richmond is located at Crown Allotment 36 in the Parish of Jika Jika, County of Bourke. The first subdivision was 28 acres, acquired by F Wiggan on 5 April 1842 (Parish Map Jika Jika M15 276).

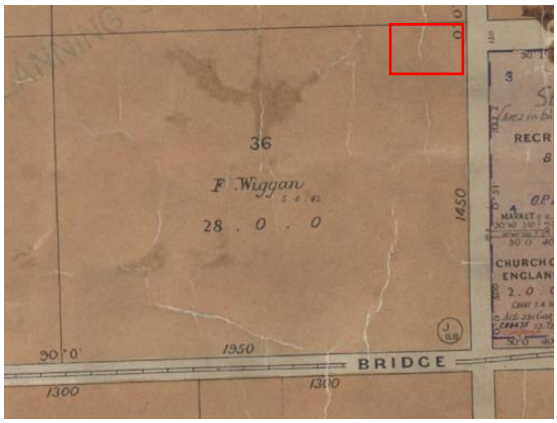


Figure 1. Parish Map Jika Jika M15 276. (Source: Public Record Office Victoria)

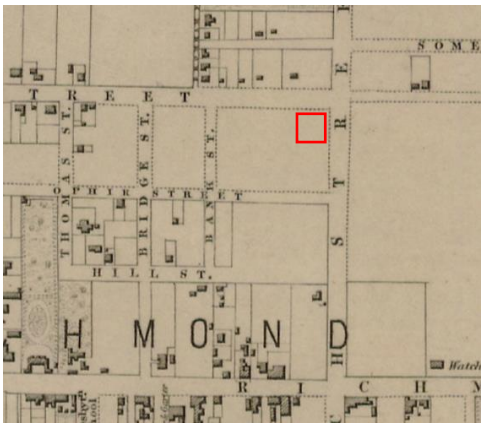


Figure 2. Detail, Melbourne and its suburbs, Andrew Clarke Surveyor General, 1855. (Source: State Library Victoria)

The land was acquired by Edward John Burnley and James Burnley in 1867, by which time it was subdivided into a block of 8580 square feet or approximately 797 square metres (CT:V183 F537). By 1874 the land was reduced to approximately 2970 square feet with the creation of a right of carriageway to the west end of the block (CT:V668 F592).

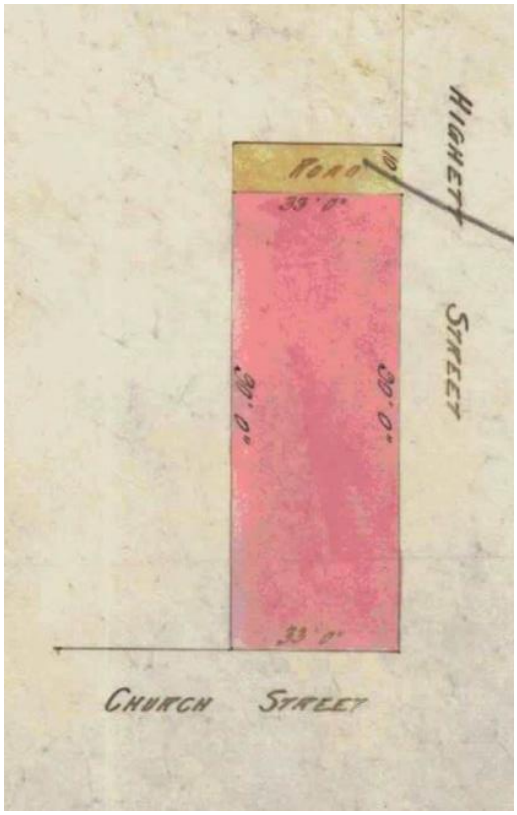


Figure 3. Certificate of Title V668 F592, showing land subdivision, 1874. (Source: Land Victoria)

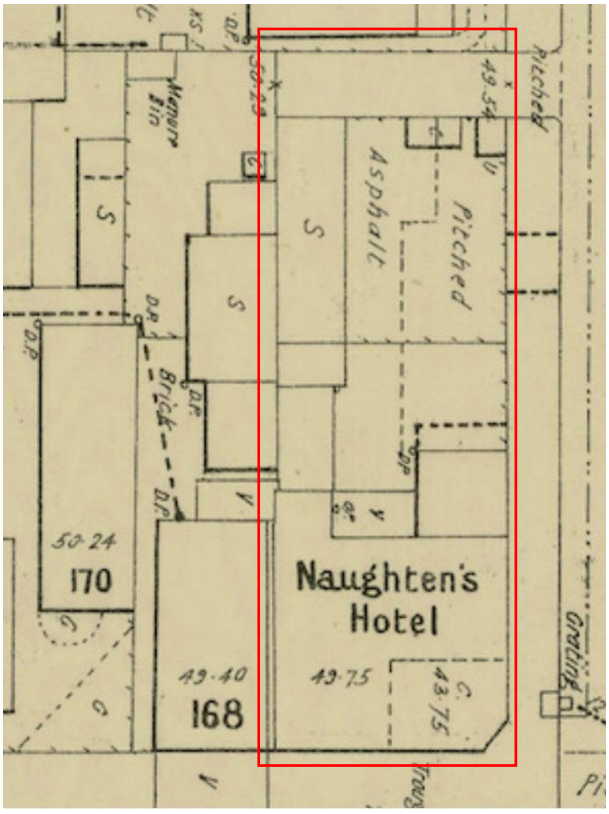


Figure 4. MMBW Detail Plan no 1054, 1897. (Source: State Library Victoria)

First reference to a building on the site appears in an advertisement for tenders in 1875, requesting a 'wooden cottage, labour and material. Specification Naughton's [sic] Hotel, corner Highett and Church streets, Richmond' (*Argus* 19 August 1875:3).

Naughten's Hotel, as it was known, constructed c1875. James Naughten was the owner of the property from 1885 until 1888 and proprietor from at least 1875 until 1891 (CT:V762 F380, V1657 F264; *Argus* 19 August 1875:3; *Argus* 13 January 1891:1).

The site has had a hotel operating on it continuously since at least 1875. The building was known as Naughten's Hotel until at least 1935 (S&Mc). In 1940, however, it had changed name to the Citizens Park Hotel (S&Mc). Two breweries were associated with it for a time, Montgomeries Brewery Company as proprietors from 1888 to 1896 and Carlton United Brewery as mortgagees during the 1930s and 1960s (CT:V2043 F499; CT:V6085 F874; CT:V6506 F023).

In May 1995, the hotel opened as DT's, named for the owners Dale Smedley and Tules Round (*Focus*, 1999, issue 33). It is considered the longest-running gender-inclusive gay pub in Melbourne (GML 2023). Under the management of several owners since then, DT's has provided a space for a diverse LGBTIQA+ demographic, often welcoming older men and many who do not live openly gay or trans lives. Anecdotal accounts of 'blokes' coming out of their utes, heading to DT's bathrooms and emerging in women's attire and make-up attest to this. For many years the window shutters were kept closed to ensure the safety and privacy of the DT's clientele (GML 2023).

Over time, DT's has offered drag shows, karaoke, trivia, and a friendly pub space where patrons can walk in and feel comfortable expressing their sexuality.

DT's was the long-time local of Molly Meldrum, a well-known TV personality and Richmond resident. Patrons of DT's have recalled that Molly Meldrum regularly brought in groups of Channel 9 colleagues and other industry friends. Meldrum often placed a generous tab on the bar for their enjoyment (GML 2023). Another mainstay at DT's was the much-loved bar manager Bruce Mckenzie, reportedly a legend in the Melbourne gay scene and a friendly character who was trusted by various managers to run the bar in his own relaxed and affable way (*Star Observer* 16 September 2019).

Community connection

DT's opened in 1995 as a gay pub and continues that purpose today. It has an established reputation within the LGBTIQA+ community as an 'iconic' and 'much loved Richmond venue' (Australian Pride Network 2024).

The core identity of the DT's was articulated by the original venue owners Dale Smedley and Tules Round, when they were interviewed by the queer publication *Focus* on the fourth anniversary of the business in 1999:

> *Dale: We opened the pub as a business. That the gay community supported us was a bonus. We wanted something high camp that was back to basics.*
>
> *Tules: We realised the difference between being a corner pub to a nightclub. They are basically drinkers here—they respect their watering hole, have a lot of fun and appreciate what we try to do for them.*
>
> *Dale: We deliberately tried to not cross the boundary into nightclub land and open the same hours as 3 Faces and the Peel. We're too small a community to divide ourselves even further. We kept our feet on the ground. We are a corner pub that just happens to have a gay clientele* (*Focus*, 1999, issue 33).

Its identity as a local 'corner pub' has typically attracted masculine gay male clientele, however DT's maintains a strong reputation as one of Melbourne's most inclusive venues, welcoming a diverse LGBTIQA+ demographic (Australian Pride Network 2024). DT's identity as a safe and welcoming place for the LGBTIQA+ community can be in part attributed to the long-serving bar manager, Bruce Mckenzie, who was remembered as a 'community icon and permanent fixture' of the venue from its opening (*Star Observer* 16 September 2019). Following Mckenzie's death in 2019, his life was celebrated in the *Star Observer*:

> *Not one to simply take your drink order, Bruce's welcoming smile and kind demeanour let you know that there was nothing to be worried about, and that everyone was welcome.*
>
> *DTs is known as the bar where every colour of the rainbow drinks, and that is thanks to Bruce. It wasn't just the fact that even if you only came in once in a blue moon, he would remember you – Bruce made us all feel safe, welcomed and that we were somewhere we belonged* (*Star Observer* 16 September 2019).

DT's has always been gay-owned and operated, and this was maintained following the most recent sale of the building and business in 2017 (Australian Pride Network 2024). DT's continues to be a place with strong and enduring connections for the LGBTIQA+ community.

Description and integrity

DT's is located at 164 Church Street, Richmond on the south west corner of Church Street and Highett Street, Richmond. Built in c1875 in a restrained Italianate style, the two storey rendered brick building sits below an iron clad hipped roof concealed behind a straight parapet. Three Italianate chimneys remain, one with terra cotta chimney pots. Built to the property line along both street frontages the building has a splayed corner entry which is a common feature of hotel and shop buildings built at this time. A blind window at the first floor level of the splayed comers has been fitted with large raised letters that spell DT's

Along both street facades a tilled dado line appears to date from the 1920-30s. A moulded string course demarcates the ground and first floor while a moulded cornice sits below a straight parapet at first floor level.

Along Church Street the façade is simply arranged. At ground level four openings with varying sill and head heights penetrate the wall while a fifth low set opening opens into a below ground cellar consistent with the building's use. At first floor level two vertically proportioned windows with projecting sills sit either side of a recent circular sign reading 'DT's'.

The Highett Street elevation is also simply arranged with a series of regularly spaced vertically proportioned openings (six at the upper level and eight at the lower). While the openings appear original, window and door frames have been replaced across both levels. A second circular 'DT's' sign is attached to wall at the upper level along this facade. At the western end of the Highett Street façade a tall brick wall extends beyond the end of the building and is joined by a pedestrian gate to a single brick garage beyond which is a bricked drive giving access to the rear of the hotel.

The building is highly intact to its original built form. While window and door frames have been replaced across the building most openings appear unaltered. Several ground floor openings have upper panels filled in with ventilation fans or box air conditioners while others have signage painted on the glass. Overall, the building has high integrity with few changes to its c1875 built form.



Figure 5. View of the subject site from Church Street. (Source: GML March 2024)



Figure 6. View of the subject site from the corner of Church and Highett streets. (Source: GML March 2024)



Figure 7. DT's from Highett Street. (Source: GML March 2024)



Figure 8. Rear view of the place from Highett Street. (Source: GML March 2024)

Comparative analysis

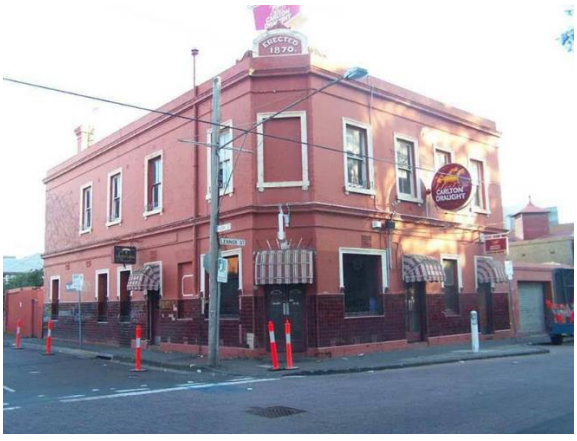
Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant place within precincts or as individually significant places. Of these the following hotels are most comparable to DT's due to their build date and architectural styling.



Figure 9 The former Bristol Hotel, 135 Church Street, Richmond (individually significant in HO454) (Source: Heritage Victoria HERMES 168578)

The former Bristol Hotel at 135 Church Street, Richmond was built as a private house in 1862, and converted to a hotel with an addition fronting Church Street in 1875. It is a two-storey, hip-roofed building in the Renaissance Revival style. The Church Street addition is rendered with ruled courses and the original building fronting Somerset Street has deeply ruled courses on the ground floor, a bluestone plinth (overpainted) and quoins. While highly intact to its original built form all windows frames appear to have been altered.



The All Nations Hotel at 64 Lennox Street, Richmond was built in 1869-70. It is of historic significance as an early hotel in the area operating since 1870 as a local corner pub. It is of representative significance as an intact example of a Victorian era hotel built in the Italianate style, with splayed corner, rendered brick walls and restrained application of classical motifs and detailing

Figure 10 All Nations Hotel, 64 Lennox Street, Richmond (individually significant in HO396) (Source: Heritage Victoria HERMES 169144)



Figure 11 Village Belle Hotel, former, 5-7 Abbotsford Street, Abbotsford (individually significant in HO313) (Source: Heritage Victoria HERMES 87897)

The Village Belle Hotel was built in c1875 replacing an earlier timber shop on the site. The property appears to have operate as a licensed grocer/hotel with its occupants being publicans. The hotel is significant as an early hotel in the Collingwood area and for its restrained Victorian Italianate styling which is indicative of its build date prior to the extravagances of the gold boom. The building is highly intact retaining its original openings at both ground and first floor level and an early shop front.



Figure 12 East Collingwood Hotel 385 Victoria Street, Abbotsford (HO59)

The East Collingwood Hotel was built in C1873 and operated as a hotel until 1923 when it was delicensed. It is of local significance as an early hotel in the Collingwood area and as a highly intact example of the Victorian Italianate style applied to a small commercial building. he ground floor has a corner entrance, and the walls have banded rustication, with alternate courses vermiculated. The ground floor door and window openings are arched, with protruding keystones and wide sills. The larger windows have paired arched timber frames within the arched openings.

DT's is directly comparable to the above examples. It represents the early development of the Richmond/Abbotsford area and is one of a handful of early corner hotels built during the 1870s.

Like the above examples, DT's is a double-storey brick corner hotel building with a splayed corner entry. All of the examples display a restrained use of classical detailing across their facades which was typical of buildings dating from the 1870s before an exuberance of applied decoration became popular in the 1880s. The buildings' Italianate styling is evident in their simple rectilinear form, splayed corner entries, hip roofs, rendered walls punctuated with a regular rhythm of vertically proportioned windows and restrained use of classical detailing. This includes differing combinations of features such as moulded cornice lines, parapets, window architraves, rusticated render work and moulded window hoods depending on the build date and level of intricacy of the building.

DT's is most similar to the former Village Belle Hotel (significant in HO313). Both buildings were built in c1875 and display a similar restraint in their detailing. Both have a simple rectilinear form with

splayed corners with blind windows at the upper level and hipped roof concealed behind a straight parapet. Applied decoration is limited to a moulded cornice line with interested provided through the rhythm of the regularly spaced upper floor windows. A string course demarcates the ground and first floor. This is moulded at DT's but plain at the Village Belle Hotel. The Village Belle Hotel is more intact at the ground level than DT's retaining an early shop front. DT's has had a tiled dado added probably in the 1920s-30s.

The form and detailing of the All Nations Hotel (HO396) is also very similar to DT's with the exception of some additional applied detailing to its string courses and a pediment above the entry. From Church Street the former Bristol Hotel has a very similar built form to DT's also with very restrained detailing. Down Somerset Street the early section of the building is more detailed with deeply ruled courses on the ground floor, a bluestone plinth (overpainted) and quoins.

Of the group, the East Collingwood Hotel (HO59) is the least comparable architecturally. While its built form is similar, it displays a greater use of applied decoration with engaged pilasters, rusticated render, moulded window hoods and key stones.

In the group, The All Nations Hotel and DT's remain in use as corner hotels, and The Bristol Hotel and East Collingwood Hotel are no longer used for their original purpose.

Overall, DT's is a relatively intact example of an 1870s hotel building displaying the key characteristics of the restrained use of the Victorian Italianate style which was typical of commercial buildings built before the excesses of the gold boom in Victoria. For these reasons, the place is of historical and representative significance to the City of Yarra.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Laird, 149 Gipps Street, Abbotsford (Not included in the Heritage Overlay)
- The Peel (also The Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- The Glasshouse Hotel, 47–51 Gipps Street, Collingwood (HO103)
- The Star, 176 Hoddle Street, Abbotsford (Not included in the Heritage Overlay)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)
- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)

- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

DT's is comparable to the above examples as a hotel which has been a gathering place for LGBTIQA+ communities in Yarra. As a dedicated space for LGBTIQA+ communities to meet, gather and find belonging, DT's is directly comparable to places such as The Laird, DTs, the Glasshouse Hotel, The Star and Dukes.

Of these examples, The Laird and The Peel are directly comparable as venues which continue to operate as dedicated LGBTIQA+ venues, established in 1980 and 1988, respectively. The Laird and The Peel predominately appealed to gay men (or those who identify as gay men), and the Laird specifically has been a gathering place for Melbourne's bear, leather and fetish scene (Willett et al 2021: 114).

While no longer operating, the Glasshouse was established as a dedicated lesbian venue, and operated from at least 1991 to 2011. The Star operated as a dedicated LGBTIQA+ venue from 1995 until the 2000s, hosting queer-themed events seven nights a week. The management were recognised for their support of in showing events and performances from diverse and marginalised queer communities, including OutBlack, the Lotus Club and King Victoria (Queer-ways 2022). Dukes operated for a shorter period of time (1984–1986), and provided dinner and live entertainment, showcasing Melbourne's drag scene.

Catering for a crowd less interested in drag and disco, and more as a typical suburban 'corner pub', DT's is noteworthy, along with The Laird, as a place which has largely served as a gathering place for gay men for nearly 30 years. Unlike the Laird, DT's has always been accommodating of women and other queer and straight patrons. After opening in 1995, it quickly established a reputation of being a safe place for men who may be closeted or still exploring their sexuality; a place where they could freely express their sexuality without fear of persecution. For this reason, the venue has always been discrete in promoting the focus of the venue and has taken measures to ensure the privacy and anonymity of its patrons, reserving the right to eject people not behaving respectfully (GML 2023). Unlike the Laird which tailors itself toward the bear and leather scene, DT's attracts a more diverse cross section of gay men, also welcoming a diverse LGBTIQA+ demographic. For these reasons, the place is of social significance to the City of Yarra.

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

	Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).
✓	*Naughten's Hotel (former) (later Citizens Park Hotel and DT's) is of historical significance as an early hotel in Richmond. Built in 1875, it is uncommon in the broader context of the City of Yarra where many hotels were replaced or significantly altered in the early twentieth century in association with changes to licensing laws, including the Licenses Reduction Board, which put pressure on publicans to upgrade facilities. Operating continuously as a public house for almost 150 years, since 1875, the hotel is significant for the evidence it provides of the early commercial development of the area, particularly along Church Street as an early commercial centre in Richmond, and the early establishment of hotels in the area, which served as local gathering places, sold refreshments and provided accommodation.*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
✓	*Naughten's Hotel (former) (later Citizens Park Hotel and DT's) is of representative significance as a relatively intact early hotel in Richmond. The building exhibits restrained application of the Victorian Italianate style which was typically used for small commercial buildings that were built before the excesses of the gold rush. Characteristic features include its simple rectilinear form, splayed corner entry, hip roof concealed behind a straight parapet, Italianate chimneys, rendered walls punctuated with a regular rhythm of vertically proportioned windows and restrained use of classical detailing including a moulded cornice line and moulded string course demarcating the first and ground floors. The building's use as a public house is evidenced by the retention of street access to a below ground cellar under the building which remains in use.*

	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
✓	**Criterion G** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance). *Naughten's Hotel (former) (later Citizens Park Hotel and DT's) is of social significance for the LGBTIQA+ community in Yarra and broader Melbourne for its long and continuing use as a special and important place to meet and socialise. In May 1995, the hotel opened as DT's, named for the owners Dale Smedley and Tules Round. DT's is considered within the LGBTIQA+ community to be the longest-running gender-inclusive gay pub in Melbourne. Its identity as a local 'corner pub' typically attracted masculine gay male clientele, particularly those who may be closeted or still exploring their sexuality, but maintains a strong reputation an open and welcoming venue for all LGBTIQA+ people. The LGBTIQA+ community retains a strong and enduring association with DT's.*
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of significance

What is significant?

Naughten's Hotel (former) (later Citizens Park Hotel and DT's) built in c1875 at 164 Church Street, Richmond is individually significant.

Elements that contribute to the significance of the place include:

- the c1875 building with splayed corner and hip roof concealed behind a straight parapet
- bluestone foundations
- rendered brick walls and original pattern of window and door openings
- rendered decorative detail including the moulded cornice line and string course
- three Italianate chimneys
- original underground cellar under the building and accessed from the street.

The altered upper level window joinery, ground level window and door joinery, tall brick fence and garage along Highett Street are not significant.

How is it significant?

Naughten's Hotel (former) (later Citizens Park Hotel and DT's) at 164 Church Street, Richmond is of local historical, representative and social significance to the City of Yarra.

Why is it significant?

Naughten's Hotel (former) (later Citizens Park Hotel and DT's) is of historical significance as an early hotel in Richmond. Built in 1875, it is uncommon in the broader context of the City of Yarra where many hotels were replaced or significantly altered in the early twentieth century in association with changes to licensing laws, including the Licenses Reduction Board, which put pressure on publicans to upgrade facilities. Operating continuously as a public house for almost 150 years, since 1875, the hotel is significant for the evidence it provides of the early commercial development of the area, particularly along Church Street as an early commercial centre in Richmond, and the early establishment of hotels in the area, which served as local gathering places, sold refreshments and provided accommodation. (Criterion A)

Naughten's Hotel (former) (later Citizens Park Hotel and DT's) is of representative significance as a relatively intact early hotel in Richmond. The building exhibits restrained application of the Victorian Italianate style which was typically used for small commercial buildings that were built before the excesses of the gold rush. Characteristic features include its simple rectilinear form, splayed corner entry, hip roof concealed behind a straight parapet, Italianate chimneys, rendered walls punctuated with a regular rhythm of vertically proportioned windows and restrained use of classical detailing including a moulded cornice line and moulded string course demarcating the first and ground floors. The building's use as a public house is evidenced by the retention of street access to a below ground cellar under the building which remains in use. (Criterion D)

Naughten's Hotel (former) (later Citizens Park Hotel and DT's) is of social significance for the LGBTIQA+ community in Yarra and broader Melbourne for its long and continuing use as a special

and important place to meet and socialise. In May 1995, the hotel opened as DT's, named for the owners Dale Smedley and Tules Round. DT's is considered within the LGBTIQA+ community to be the longest-running gender-inclusive gay pub in Melbourne. Its identity as a local 'corner pub' typically attracted masculine gay male clientele, particularly those who may be closeted or still exploring their sexuality, but maintains a strong reputation an open and welcoming venue for all LGBTIQA+ people. The LGBTIQA+ community retains a strong and enduring association with DT's. (Criterion G)

Recommendations

Specific recommendations for this place include:

- Retain HO379 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
- Retain level of significance as an individually significant heritage place.
- Amend the Schedule to the Heritage Overlay (Clause 43.01) to implement the findings of the place citation.
- Add the statement of significance provided in this report as an incorporated document to the Yarra Planning Scheme.
- Amend the City of Yarra Database of Heritage Places incorporated document to reflect the proposed place name 'Naughten's Hotel (former) (later Citizens Park Hotel and DT's)'.
- Update the Hermes Orion listing 168588 to include the revised statement of significance, the correct place name and include the place citation as an attachment.

Extent of overlay: No change to HO379 boundary.

Proposed amendments to the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

PS map ref	HO379
	164 CHURCH STREET RICHMOND Naughten's Hotel (former) (later Citizens Park Hotel and DT's)
Heritage place	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014

	Statement of Significance: Naughten's Hotel (former) (later Citizens Park Hotel and DT's)
External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy systems	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt under Clause 43.01-4?*	No
Victorian Heritage Register *Is the place included on the Victorian Heritage Register under the Heritage Act 2017?*	No
Prohibited uses may be permitted *Can a permit be granted to use the place for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006*?*	No

Other:

N/A

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Bicycle School and Jubilee Roller Skating Rink site, later Jubilee Picture Theatre, later Adelphi cinema, later San Remo Ballroom

Prepared by: GML Heritage

Address: 361–365 Nicholson Street, Carlton North	
Name: Bicycle School and Jubilee Roller Skating Rink site, later Jubilee Picture Theatre, later Adelphi cinema, later San Remo Ballroom	**Inspection Date:** March 2024
Place Type: Recreation and Entertainment	**Architect:** unknown
Significance: Individually significant within HO326	**Builder:** unknown
Extent of Overlay: To property boundaries	**Construction Date:** 1922; 1967



Figure 1. San Remo Ballroom, 361–365 Nicholson Street, Carlton North. (Source: GML March 2024)



Figure 2. San Remo Ballroom, 361–365 Nicholson Street, Carlton North. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History (1998)*:

7 Leisure and Entertainment in the Suburbs

7.2 Clubs, the 'Pictures' and Dancing

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Carlton North

Carlton North occupies the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation.

Carlton was developed as a suburb from 1852 and formed part of the municipal area of the City of Melbourne. Carlton North, which occupies the area north of Alexander Parade, is dominated by Victorian and Edwardian-era housing. Commercial areas developed along Lygon Street, Nicholson Street and Rathdowne Street. Areas of open space in Carlton North include Princes Park on its western boundary and the Melbourne General Cemetery to the south.

The Lee Street State School (later Carlton North Primary School) opened in 1873, on the site of a former prison stockade and former quarry. There are several churches in Carlton North, including the Albanian Mosque (1960s), which was the first mosque built in Melbourne.

Cable trams serviced the area from the 1880s. A railway line was built c1889 as part of the 'Inner Circle', and this connected to Fitzroy to the east and Parkville to the west. The line continued to operate as a passenger service until 1948 and as a goods service until 1980.

In the postwar period a large number of Italian migrants moved to Carlton North, and established cafes, 'continental' delicatessens, butchers and green grocers. From the 1960s, the area became fashionable for the middle class, owing in part to the housing demand from staff and students at the nearby University of Melbourne, where the student population increased significantly from the 1950s. Many Victorian terrace houses were renovated during this period, and the area saw an upturn in property prices.

In 1994, the former cities of Richmond, Collingwood, Fitzroy, and parts of Melbourne (including parts of Carlton North) were amalgamated to form the City of Yarra.

Contextual history

Theatres in Yarra

The *Thematic Study of Theatres in the City of Yarra Stage 2*, prepared by Context (September 2017) provides the following contextual history on theatres and cinemas in Yarra:

> *The densely populated inner suburbs of Melbourne that now comprise the City of Yarra enjoyed a vibrant cultural life from their early beginnings in the mid-nineteenth century.*

Before 1900, there were few purpose-built theatres in the suburbs that make up the City of Yarra. The population of these suburbs immediately north of the central City of Melbourne had easy access to the large range of entertainment and attractions of the metropolis and the 'bright lights' of Bourke Street. Certainly, live theatre, vaudeville and music halls were present, but they are poorly documented and often were temporary and makeshift enterprises, operating out of hotels or private premises for short periods. One of the few public halls available for this purpose in the early period was the Collingwood Assembly Hall in Gertrude Street, Fitzroy (City of Fitzroy, 1992).

The local town halls and private hall buildings were suitably furnished to provide makeshift venues for theatre performances or lantern slide shows. The inner suburbs of the City of Yarra were largely working class and the predominant culture was perhaps more low-brow than high-brow in the early days. Offering cheaper quarters, this part of Melbourne no doubt attracted artists and performers, who often endued somewhat precarious living conditions. High culture, including opera and musical recitals, was reserved for the city's more salubrious premises. By 1914 the first purpose-built picture theatres were operating in Fitzroy (The Star and later Lyric), Richmond and Carlton (Priestley,1984,158). By the 1930s there were several new theatres in every suburb.

There was a significant boom in the building of picture theatres during the interwar period. The architecture of the picture palaces loosely followed that of live theatres. Most had a large auditorium, coved ceilings, and decorative plasterwork. Stylistically, many of these theatres drew on the Art Deco style, with nods to Classical and Regency styles, Moderne, Ancient Egyptian symbolism, and other flamboyant and fanciful motifs. As Susan Priestley observed of Melbourne's showplaces, 'architectural flamboyance was expected, even demanded'. The picture theatres of Melbourne's inner suburbs were no different (Priestley,1984,136). Most were large, lavish and highly decorated buildings. Decorative and ornamental themes were often retrospective, focusing on a particular architectural period, and were sometimes playful or fantastical (Context,2015:5).

The post war period saw the adaption of old theatres for commercial purposes; owing to the large cavernous space they offered, they were adapted as storerooms and warehouses, auction houses and second-hand dealers for example Swan St Auctions (Context, 2015:7).LGBTIQA+ social life, recreation and gathering places

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of

Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The San Remo Ballroom is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The San Remo Ballroom at 361–365 Nicholson Street, Carlton North is located at Crown Allotments 5 and 6, section 88 in the Parish of Jika Jika, County of Bourke.

The land the subject site is on was first reserved for a stockade. The Collingwood Stockade was one of three stockades created during the 1850s due to overcrowded prisons. Located in open country in Carlton, the Collingwood Stockade operated from 1853 until 1866 and prisoners laboured in nearby bluestone quarries (Mayne 2008).

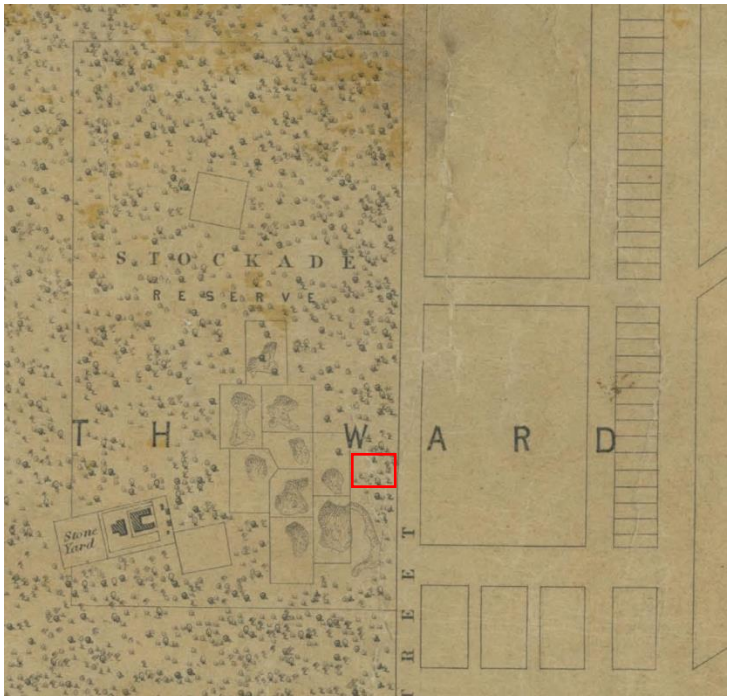


Figure 3. Detail MELBRL18A plan showing Stockade Reserve, 1855, with the approximate location of the subject site denoted in red outline. (Source: Public Record Office Victoria, with GML overlay)

After the stockade was closed, sections of the land were subdivided and by 1869, section 88 (which includes the subject site) was subdivided into six portions including Crown Allotments 5 and 6 (Figure 2).

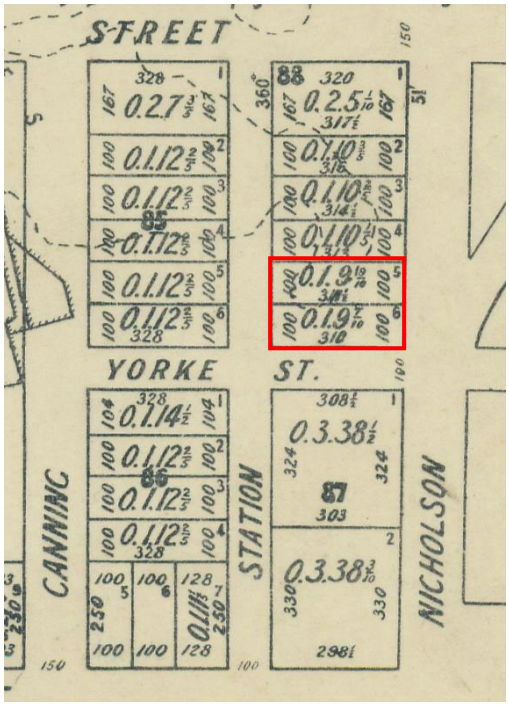


Figure 4. Allotments at Carlton, North Melbourne, Parish of Jika Jika, detail 1869, showing Crown Allotments 5 and 6 outlined in red. (Source: State Library Victoria, with GML overlay)

The first structure built on the site was the Jubilee Skating Rink and Cycling School, a large wooden structure with a corrugated iron roof and no ceiling, built around 1897 (Carlton Community History Group 2020). The Jubilee Skating Rink and Cycling School provided a place for Melburnians to roller skate and socialise as well as lessons on how to ride a bicycle, fitted with the 'Patent Teacher Composition Floor' system making it 'impossible to fall' (*Mercury and Weekly Courier* 25 June 1897:2).

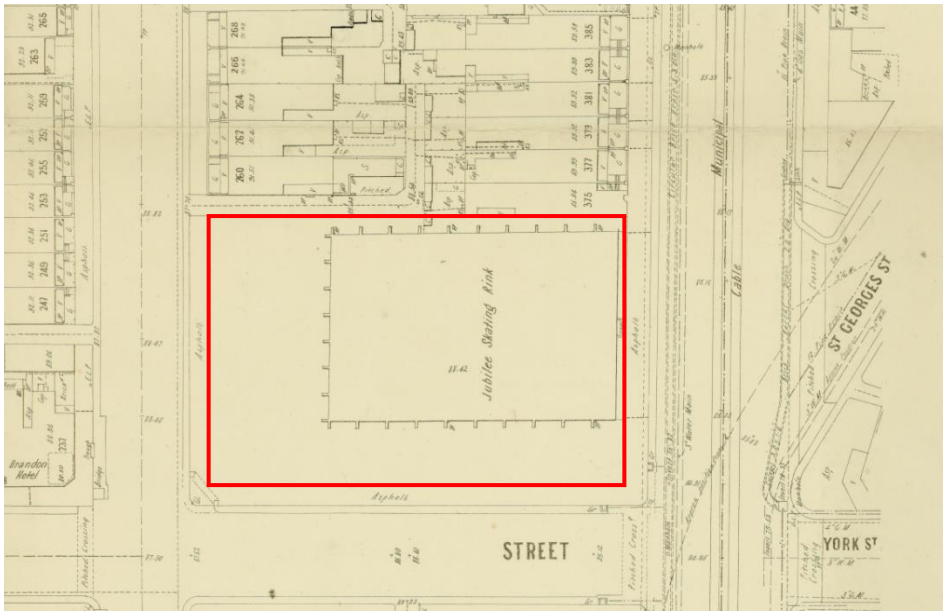


Figure 5. MMBW Detail Plan No 1157, City of Melbourne, 1901, with the subject site denoted in red outline. (Source: State Library Victoria, with GML overlay)

In 1912, the Skating Rink was transformed into the Jubilee Picture Theatre and remained in operation until 1922 before being rebuilt and opening as the Adelphi Theatre (Context 2017:10).



Figure 6. Jubilee Picture Theatre in 1918. (Source: Carlton Community History Group, Newsletter, Issue 19, 2020).

The newly rebuilt theatre building was supervised by architects Gawler and Drummond (Urban Conservation Projects, Survey of Architectural Drawings, as cited in AAI, record no. 40616). Inside, the rebuild could comfortably seat up to 2000 patrons and included a new dress circle, furnished foyer and 'roof promenades' for men and women. It was decorated in 'gold and soft shades of blue' (*Argus* 30 March 1922:8). By 1924, patrons were even more comfortable with the addition of the 'latest system of typhoon fans ventilation' ensuring fresh air throughout the building on warm nights (*Herald* 4 March 1924:15).

By 1925, the adjoining shops at numbers 357 and 359 were occupied by a dairy producer and milliners Watkins & McMillan, respectively. The ground floor shops in the ballroom building (at numbers 361 and 363 Nicholson) were occupied by a hairdresser and green grocers Mirenda & Rafaeli, with a confectionery shop at number 369. (Sands & McDougall 1925)

The Adelphi Theatre was a social fixture for the local Carlton community with weekly Saturday matinees for children and evening entertainment for adults. During the 1950s and 1960s when the introduction of television took patrons away, the Adelphi attracted a new audience in the newly arrived Italian migrant community, by showing films in Italian. From 1964 the theatre was operated by the Vitale-Tammaro families who continued a dual-language theatre program in Italian for three years. The Adelphi Theatre finally closed its doors in April 1967. The last film shown was the 1940 Italian classic 'Manon Lescau' (Carlton Community History Group 2020).

While it was the end of the theatre era for the building, it was to continue as a place of entertainment and enjoyment, reopening just a few months later as the San Remo Ballroom.

The newly named San Remo Ballroom was described upon opening as 'a new concept in luxurious entertainment':

> *The building, formerly a movie theatre, has been extensively altered and modernised, and transformed into a giant cabaret-cum-dance palais, combining the latest in contemporary*

> *American nightclub designs with the classic beauty of Roman interior decorating treads (sic), right up to the magnificent Venetian chandelier, and multiple jetted foundation (sic) with coloured lights in front of the bandstand* (*Australian Jewish Herald* 13 July 1967:18)*.*

Since 1963, the San Remo Ballroom has served the entertainment needs of the broader Melbourne community.

From the 1970s, the San Remo Ballroom hosted a number of LGBTIQA+ events. These included balls such as the Satin & Silk Ball, Gay Liberation Ball, Women's Ball, Admiral's Ball and Arts Balls, the fortnightly Sparks night, and the Pride Awards in 2002 (Midsumma Festival program 2005).

Belle's Ball, which became the Mardi Gras Ball and then the Admiral's Ball, moved to the San Remo Ballroom after being denied a second year at the St Kilda Town Hall in 1985 (*Melbourne Star Observer* 11 October 1985, Issue 2). Reports from newspapers after the 1985 ball at San Remo said: 'The food was excellent, the waitress service impeccable and the San Remo is ideally laid out for such an event' (*Melbourne Star Observer* 8 November 1985, Issue 4).

Many of the events at the San Remo Ballroom raised much-needed funds to benefit the LGBTIQA+ community, including money for Fairfield Hospital, HIV/AIDS wards at the Royal Melbourne Hospital and Alfred Hospital, and the Victorian AIDS Council (*Melbourne Star Observer* 31 July 1987, Issue 49; *Klick!* March 1983, Issue 38).

The television program, *Countdown,* was reported to have filmed a number of episodes at the venue in the early 1980s (ABC Radio Melbourne 2020).

The venue's proximity to the University of Melbourne and various residential colleges made it the ideal place for university functions and balls, and during the 1990s and 2000s there were many student and faculty events held there. The venue also hosted balls associated with Monash University (ABC Radio Melbourne 2020).

In the 1990, the venue hosted the 'Koori debutante ball' and the NAIDOC Ball (Gilliam 1990; Gibb 1990).

The San Remo Ballroom also remained an important entertainment venue for the local Italian community, with many Italian social clubs hosting events at the venue (ABC Radio Melbourne 2020).

In 2020 a fire damaged much of the inside of the building including the foyer and upstairs dance studio, but after a year of rebuilding and redecorating, the venue reopened in 2021 and has continued to be a place for celebrations and events for the Carlton and surrounding communities (San Remo Ballroom 2024).

Community connection

The subject site has a long and established history as a local venue for entertainment and recreation dating from 1897. In its most recent history, the current building—originally built in 1922, but internally adapted—has been used as the San Remo Ballroom since 1967, and has served as social gathering place for balls, dances and other social events for close to 60 years.

In 2020, the ABC Radio Melbourne program, *Unofficial History,* captured numerous stories of their listener's experiences at the San Remo Ballroom. Many recalled joyful memories of different balls, live

music, and social events (ABC Radio Melbourne 2020). These stories indicate that San Remo Ballroom is a place that attracts strong and special attachment to both the local community, as well as broader Melburnians, who retain fond memories of attending events and functions there.

These stories indicate that local community, in particular the local Italian community, as well as past students and staff of the University of Melbourne, who retain fond memories of attending events and functions, have an enduring, strong and special attachment to San Remo Ballroom.

Targeted interviews with people during the City of Yarra LGBTIQA+ Heritage Study Part 1 also indicate there remain strong and enduring attachments to the San Remo Ballroom for the LGBTIQA+ community in association with events hosted at the venue from the 1970s to the 2000s.

Description and integrity

The San Remo Ballroom at 365 Nicholson Street, Carlton North is a double-storey rendered brick building, originally built in 1922 as the Adelphi Theatre, and altered in 1967 to become the San Remo Ballroom.

Located on the west side of Nicholson Street, the building occupies a prominent position at the corner of Nicholson and Lee streets. The large building occupies almost the entire allotment, with a small set back from Lee Street. The building comprises two main components: the large theatre/ballroom building which sits beneath a corrugated metal hip roof partially concealed by a wide, stepped parapet, and is adjoined by a pair of two-storey interwar shop buildings at the Lee Street corner (357 and 359 Nicholson Street). The parts are unified by the continuous awning, consistent shopfronts (which may have been replaced in the 1960s) and interwar architectural expressions.

The asymmetrical façade is rendered brick. A cantilevered awning extends across the full width of the building and features a segmental arch over the entrance to the ballroom. The curve of the arch echoes the curve of the multipaned timber-framed window directly above. The arched window openings for the ground floor shop windows along the full length of the Nicholson Street frontage including to the adjoining shops at 357 and 359 Nicholson follow the same pattern. The upper level multi-paned timber-framed window to the ballroom building is flanked by three circular openings and the southern bay has three strip windows. The façade of the ballroom building is topped with by a stepped parapet. The wide glazed entrance to the ballroom including the doors and incorporate place name ‘San Remo Ballroom’ are in an art deco style and font. The name is also imprinted on the awning at the entrance. The upper levels of the interwar shops have original timber framed sash windows in sets of three.

The side and rear elevations are visible from Lee Street and show extensive utility infrastructure. An additional two bays have been added to the southern elevation, these double-storey interwar shops are listed as 357 and 359 Nicholson Street and are not part of the San Remo Ballroom.

Overall the place has high integrity. The ballroom building retains exterior elements from its original construction such as the stepped parapet and parapet detailing, central feature window, the main entry, shopfronts (glazing replaced), and cantilevered awning. The glazed entry doors may have been introduced in the late 1960s when the San Remo Ballroom opened. The interwar shop buildings are largely intact other than the render and overpainting.



Figure 7. Nicholson Street frontage. (Source: GML March 2024)



Figure 8. View of segmental arch over the entrance, with matching window above, and wide glazed opening (Source: GML March 2024)



Figure 9. The subject site from Nicholson Street. The venue entrance is flanked by a continuous row of shopfronts with segmental arched windows. (Source: GML March 2024)



Figure 10. The subject side from Lee Street showing southern addition (357 and 359 Nicholson Street). (Source: GML March 2024)

Comparative analysis

Theatres in Yarra

Within the City of Yarra there are a number of former theatres or 'picture palaces' included in the Heritage Overlay which can be compared to the subject site:

- Former Richmond Theatre at 311–317 Bridge Road, Richmond, built in c1888 and converted in 1917 (HO310);
- Former Austral Theatre at 200–202 Johnston Street, Collingwood, built in 1921 (HO324)
- Former Burnley Theatre at 365 Swan Street, Richmond, built in 1928 (HO286)

The subject site is directly comparable to the above places as an example of former suburban theatre, which were immensely popular in the interwar period as places of entertainment.

Like the above places, the subject site has undergone some changes, however it remains clearly legible as an interwar theatre through the retention of the cantilevered verandah, wide entrance and segmental arched detailing (awning and window openings) and rendered façade and parapet detailing. The large scale of the building and its position along the major commercial and transport route of Nicholson Street—similar to the above examples—makes it an important landmark and community focal point within Carlton North.

Historically, the subject site is distinguished from the above examples for its change of use in the postwar period as the San Remo Ballroom. Since 1967, the subject site has hosted countless balls, dances and other special events for the local community of Yarra, and Melbourne more broadly. It is noteworthy as an entertainment venue which was adapted to accommodate balls and dance events, as these types of events were typically held in existing local community halls and town halls.

Overall, the surviving built fabric of the place reflects it original interwar period of construction and historical use as a theatre, and the place remains legible to people who would have attended the venue since 1967 as the San Remo Ballroom. It is noted that the San Remo Ballroom is individually significant within HO326, and this is considered appropriate to manage the built fabric of the place which reflects the historical and social values discussed above. However, these values could be more clearly articulated in the statement of significance for HO326 (see Recommendations).

LGBTIQA+ recreation and gathering places

From the 1970s, the San Remo Ballroom hosted a number of LGBTIQA+ focused events. These included balls such as the Satin & Silk Ball, Gay Liberation Ball, Women's Ball, Admiral's Ball and Arts Balls, the fortnightly Sparks night, and the Pride Awards in 2002 (Midsumma Festival program 2005). Many of the events at the San Remo Ballroom raised much-needed funds to benefit the LGBTIQA+ community, including money for Fairfield Hospital, HIV/AIDS wards at the Royal Melbourne Hospital and Alfred Hospital, and the Victorian AIDS Council.

Other venues in Yarra which have hosted similar events from this time period include the Collingwood Town Hall which hosted Melbourne Gay Liberation dances and fundraisers since at least 1974 and continues to be a hub for LGBTIQA+ events and meetings today ('Melbourne Gay Liberation Newsletter', issue 9, April/May 1974:2).

As such, the San Remo Ballroom, like the Collingwood Town Hall, is noteworthy as place which openly accommodated LGBTIQA+ events at a time when simply gathering together was meaningful and radical act for LGBTIQA+ communities, especially prior to the decriminalisation of homosexuality in Victoria in 1981.

As discussed above, the built fabric of the place embodies these historical and social values and is appropriately reflected in the place's current level of significance within HO326. These values could be more clearly articulated in the statement of significance for HO326 (see Recommendations).

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

	Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).
✓	*The San Remo Ballroom is historically significant as an important postwar entertainment venue in Carlton North. The site that is now the San Remo Ballroom has a long history as a place for community entertainment, social interaction and leisure, having been used as the Jubilee Skating Rink and Cycling School (1897), the Jubilee Picture Theatre (1912–1922) and, in the current building, as the Adelphi Theatre (1922–1967). In 1967, the Adelphi Theatre was remodelled as the San Remo Ballroom. Over almost 60 years, the San Remo Ballroom has hosted countless balls, dances and other special events for various local communities from Carlton North and surrounding suburbs.*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
✓	**Criterion G** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

	The San Remo Ballroom is of social significance as an important social gathering place for the local community, as well as broader Melburnians, who retain fond memories of attending events and functions there for over almost 60 years. The San Remo Ballroom is of particular importance to the local Italian migrant community, who hosted various social club events at the venue, as well as staff and students at the nearby University of Melbourne who hosted countless department and club balls. It is also of particular importance to LGBTIQA+ communities who hosted numerous balls and fundraisers at the venue from at least the 1970s to the 2000s. It is noteworthy as place which openly accommodated LGBTIQA+ events from a time when simply gathering together was meaningful and radical act for LGBTIQA+ communities, especially prior to the decriminalisation of homosexuality in Victoria in 1981.
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Recommendations

Based on the comparative analysis and assessment against criteria above, specific recommendations for this place include:

- Retain in HO326 (North Carlton Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
- Retain the level of significance for the following places associated with the place:
  - 361–365 Nicholson Street Carlton North as individually significant within HO326
  - 357 and 359 Nicholson Street Carlton North as non-contributory (two properties) within HO326.
- Update the Hermes Orion listing 103751 to include this place citation as an attachment.
- Consider the findings of this 2024 place citation for 361–365 Nicholson Street Carlton North if HO326 is updated in the future to comply with *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).
- No change to the existing Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

Extent of overlay: To be retained within HO326 precinct boundary.

Other: N/A

Identified by: GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Galloway Arms Hotel (former)

Prepared by: GML Heritage

Address: 115 and 117 Johnston Street, Collingwood

Name: Galloway Arms Hotel (former)	**Inspection date:** April 2024
Place Type: Commercial	**Architect:** unknown
Significance: Individually significant within HO324 (Johnston Street Precinct)	**Builder:** unknown
Extent of Overlay: To property boundaries within HO324	**Construction Date:** 1888



Figure 1. Galloway Arms Hotel (former), 115 and 117 Johnston Street, Collingwood, and former home of the Peter Knight Centre (Victorian AIDS Council and Gay Men's Health Centre). (Source: GML April 2024)



Figure 2. Upper level façade, central pediment and decorative parapet of the former Galloway Arms Hotel (former), 115 and 117 Johnston Street, Collingwood. (Source: GML April 2024)

Historical context

This place is associated with the following historic themes from the City of Yarra Heritage Review Thematic History (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

4.0 Developing local economies

4.4 Smaller retailers: strip shopping

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

1 Activism and advocacy

Locality history

Collingwood

The area occupied by Collingwood is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the Collingwood Flats is recorded as Yálla-birr-ang, meaning 'the wooden point of a reed spear' (Gibson et al, 2018).

A township was surveyed in the 1850s and was named after Lord Collingwood, a member of the British peerage. The City of Collingwood was established in 1855, and the Collingwood Town Hall was built in 1885. The high ground along Smith Street developed as a busy shopping strip in the late-nineteenth century and was serviced by a tramline from the city. In the early-twentieth century, Smith Street was the busiest shopping strip outside of the central city (O'Hanlon 2005).

Like the other low-lying inner suburbs of Melbourne, Collingwood developed as a predominantly working-class area. Many residents were poor and lived in sub-standard housing. From the 1870s and 1880s, Collingwood was notoriously known for its gangs and larrikins. It was a subject of concern by middle-class philanthropists and a number of welfare services operated in the area. The suburb was portrayed as 'Carringbush' in Frank Hardy's thinly veiled but epic fictionalised account, *Power Without Glory* (1942), centred around John Wren and the colourful local politics of the early twentieth century. Like other working-class areas, the population of Collingwood was hit hard by the Depression. Areas of Collingwood were earmarked as slum housing in the 1930s and these were replaced in the 1960s with multi-storey housing towers built by the Housing Commission of Victoria.

Through the 1980s, 1990s and early 2000s, the suburb underwent a process of deindustrialisation and gentrification, which saw the conversion of a number of former factories and warehouses into apartments. Notable early examples were in Oxford Street, redeveloped in the late 1990s (O'Hanlon 2010).

Contextual history

LGBTIQA+ activism and advocacy

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provides the following contextual history on LGBTIQA+ advocacy and activism in the City of Yarra.

The City of Yarra has seen and nurtured significant activism in relation to LGBTIQA+ rights. By providing safe spaces for LGBTIQA+ people and groups to meet and organise themselves, the city fostered extensive grassroots political activism and advocacy. This activism has ranged from direct, as in the case of dedicated, public campaigns and political movements, to indirect, in the sense that simply gathering together and socialising has historically been for LGBTIQA+ communities a hugely meaningful and radical act, especially prior to the decriminalisation of homosexuality in Victoria in 1981.

Fitzroy has been a particularly vibrant base for the feminist and gay liberation movements since the 1970s. The Women's Cultural Palace at 74 Moor Street, Women's Liberation Centre at 28 Gertrude Street, and the Gay Liberation Centre sites at 23 Davis Street, Carlton North and then 259 Brunswick Street, offered crucial spaces for people to meet and plan protests and advocacy (Willett et al 2021: 32, 110). Fitzroy-based community radio station 3CR has produced numerous programs over the years with a focus on political issues relating to LGBTIQA+ communities.

In the 1980s, 193 Smith Street, Fitzroy was home to feminist printer and publisher Sybylla Press and graphic design studio Correct Line Graphics, both of which supported women's, gay and lesbian activist organisations to disseminate political news, information and journalism (Willett et al 2021: 34). Retail outlets such as Fitzroy's Hares & Hyenas and Shrew Women's Bookshop also disseminated political, consciousness-raising literature and information relating to LGBTIQA+ issues (Willett et al 2021: 32, 110).

While these sites encouraged activism to flourish, there are other sites in the City of Yarra that have seen direct, radical action around LGBTIQA+ rights. The Victorian Secondary Teachers Association (VSTA), which had its headquarters in Richmond, ran a range of dedicated campaigns to support and advocate for gay teachers (Camp Ink, Issue 38, September 1976). The Technical Teachers Association of Victoria (TTAV) headquarters in Keele Street, Collingwood was also the site of gay rights campaign planning and activism (N Henderson, pers., comm, June 2023).

In the 1980s, some of the City of Yarra's sex-on-premises venues, including Club 80, were forced to campaign for the right to operate, in response to targeted police raid (Age 14 February 1986: 11). Retail business Lucrezia & De Sade also campaigned against police and council harassment regarding sexualised content in their Christmas window display (W Nicol, Lucrezia & De Sade owner, pers., comm, 30 May 2023).

HIV/AIDS stimulated a powerful movement of LGBTIQA+ activism, with organisations like the Victorian AIDS Council (VAC), Gay Men's Health Centre, and People Living with AIDS Victoria, which shared offices in Collingwood, advocating for the de-stigmatisation of HIV/AIDS and the rights of LGBTIQA+ people to targeted, sensitive health care and medical services (Poulton et al 2013: 34). The continual support of LGBTIQA+ businesses in the City of Yarra for HIV/AIDS organisations can be viewed through this activist lens, particularly so in the early years of the AIDS crisis when the role of these organisations was acutely political in nature.

The Laird has been a steady partner of VAC (now Thorne Harbour Health) since the organisation held its inaugural meeting there in 1983. The venue has held significant fundraising initiatives over many years, such as the slave auction for VAC's David Williams Fund (Star 7 October 2010: 6). The Keith Haring mural in Johnston Street, Collingwood is a further example of political expression around HIV/AIDS issues.

Place history

115 and 117 Johnston Street, Collingwood is on the traditional Country of the Wurundjeri Woi-wurrung of the East Kulin Nation.

115 and 117 Johnston Street, Collingwood is located at Crown Allotment 73 in the Parish of Jika Jika, County of Bourke.

Crown Allotment 73 was first purchased by George Otter in 1839 and was 26 acres and 2 perches bordering Johnston Street to the north and Smith Street to the west.

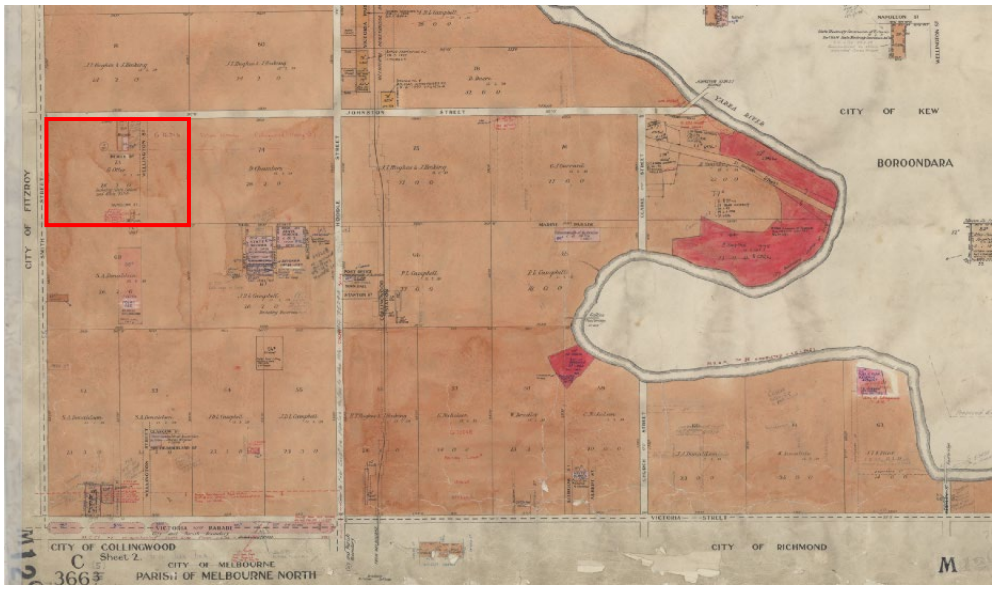


Figure 3. Detail of Parish Map Jika Jika M21C showing Crown Allotment 73 outline in red. (Source: Public Record Office Victoria)

The land was further subdivided and by 1854 a hotel named the 'Galloway Arms Hotel' was located on the site.

The hotel was completed by 1854 and appears on a historic plan of East Collingwood (Figure 4). It was painted by artist Henry Gritten in 1856 (Figure 5).

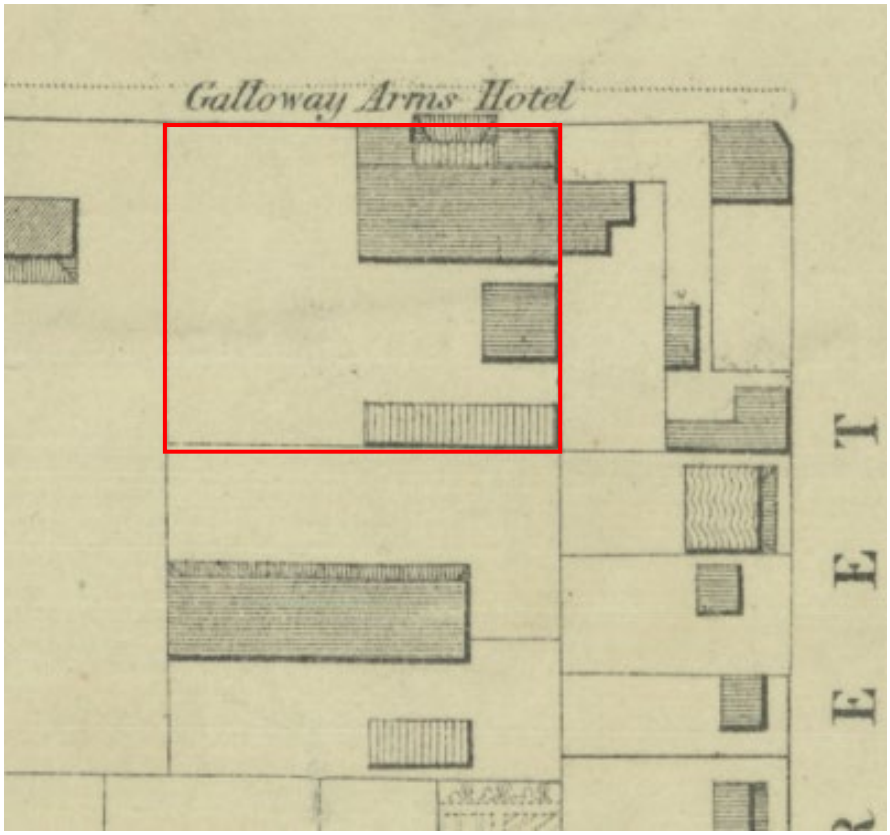


Figure 4. Detail Plan, Streets and Buildings in East Collingwood 1851–1910, MELBRL2A with subject site denoted by red outline. (Source: Public Record Office Victoria)



Figure 5. Galloway Arms Hotel, Collingwood. Watercolour painting, Henry Gritten, 1856. (Source: State Library Victoria)

In 1888, the timber hotel building was rebuilt. The building outlined in a Melbourne & Metropolitan Board of Works plan from 1899 shows the hotel clearly marked with stables at the back, along with a toilet, urinal, kitchen sink and veranda over the street frontage (Figure 4, MMBW 1899).

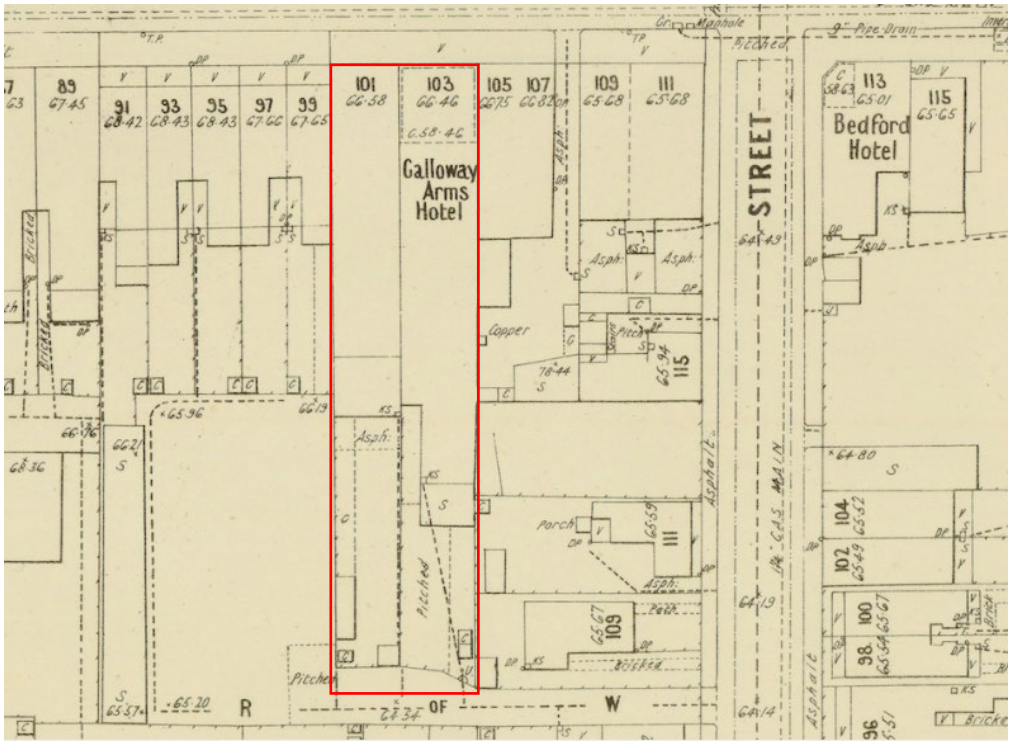


Figure 6. MMBW Detail Plan no 1197 and 1198, 1899, City of Collingwood, with subject site (115 and 117 Johnston Street) denoted by red outline. (Source: State Library Victoria)

The site remained the Galloway Arms Hotel from 1854 until 1911 (Collingwood Historical Society 2023). It was listed as being at 103 Johnston Street, Collingwood until 1910 when the address changed to 117 Johnston Street (S&Mc 1910).

The hotel was listed for sale by auction in November 1911, and referred to as the Galloway Arms Hotel:

> *Two-story brick house adjoining nos. 115 and 117 Johnston Street. The hotel consists of a two-story brick building containing bar and bar parlour, billiard room, dining room kitchen, 6 bedrooms, bathroom etc. The adjoining building is of 2 stories, with shop front and contains about 9 rooms, bathrooms etc.* (*Age* 11 November 1911:2).

By 1912 the Galloway was known as the Criterion Hotel (Collingwood Historical Society 2023). It was sold again in 1913, the description similar to the 1911 notice (*Argus* 27 September 1913:2).

In 1914, after an investigation into the licensing district of Collingwood, the Licenses Reduction Board announced that eight hotels in the area were surplus to requirement and would not have their licences renewed. The Criterion Hotel was one of these and it closed its doors permanently in 1914 (*Argus* 25 April 1914:20).

From 1915 until 1986 the sites 115 and 117 Johnston Street were occupied separately and used for residential and retail purposes (S&Mc 1915, 1920, 1930, 1940, 1950, 1960, 1970).

During the 1980s, this site played a pivotal role in Victoria's response to the HIV/AIDS crisis.

On 12 July 1983, the Victorian AIDS Action Committee (VAAC) was established at a community meeting held at the Laird O'Cockpen Hotel in Collingwood—a popular venue with the gay community at the time. The VAAC was an action group that formed the foundation of the Victorian AIDS Council (VAC, known today as Thorne Harbour Health). This was a pivotal meeting, at which the gay community decided that the VAAC would represent it as a united voice in the fight against HIV/AIDS (Poulton, Bracey and Sheedy 2013:5).

The newly formed VAC established its first office space in Fitzroy before moving to 59-63 Rupert Street, Collingwood in 1985. The office was named the Peter Knight Centre (*Melbourne Star Observer* 11 April 1986, Issue 15). Peter Knight was an active volunteer in the early days of the VAAC, organising support services and volunteer training.

VAC found a more permanent home for their office at 117 Johnston Street in 1986 (*Melbourne Star Observer* 21 November 1986: 5). It was reported in the *Melbourne Star Observer* at this time that the location on Johnston Street was ideal as it was 'close to the gay centres of Fitzroy and Collingwood and is easily accessible by public transport from St Kilda and other centres south of the Yarra' (*Melbourne Star Observer* 21 November 1986: 5).

Following an extended period of renovations, the building opened in 1988, again named the Peter Knight Centre.

The VAC and the Gay Men's Community Health Centre (GMCHC, established in 1986), later to become the Gay Men's Health Centre (GMHC), came together at the new premises in Johnston Street as an integrated organisation, sharing offices and staff (*Campaign Australia*, issue 142, October 1987; Poulton, Bracey and Sheedy 2013:21, 27). People Living with AIDS Victoria—a program within VAC—also had an office and staff member at the centre (*Poslink: The Newsletter of People Living with HIV/AIDS Victoria Inc*, issue 40, July 2008:8; Willett et al 2021: 70).

From this central administrative base, the organisations managed their operations and a range of support services. The GMHC operated a clinic at the rear of the ground floor, providing gay men with free healthcare services including HIV antibody testing, hepatitis B vaccinations, a needle exchange, counselling, hypnotherapy, and acupuncture. From 1991, the clinic dispensed the newly developed antiretroviral drug AZT (Poulton, Bracey and Sheedy 2013:28).

The organisations expanded next door into 115 Johnston Street, seeking additional office space, by at least 1990 (GML 2023; *Melbourne Star Observer* 29 July 1990, Issue 125; 22 July 1994, Issue 231). A sign on the building unfortunately made it a target and there were incidents where bricks were thrown through the window (GML 2023). The services of the organisations continued to grow and additional buildings were leased at 91 Johnston Street, Collingwood and in Victoria Parade, East Melbourne (VAC/GMHC 1994–1995).

By 1994, the VAC/GMHC had moved into a new home in Claremont Street, South Yarra, seeking more space and the financial security of owning its headquarters rather than renting (Poulton, Bracey and Sheedy 2013:58). With the relocation of VAC/GMHC to South Yarra, an application was made to Yarra City Council by HIV/AIDS advocacy group Positive Attitude to retain a support centre in the municipality. Yarra City Council established the Positive Action Centre in Napier Street, Fitzroy which

sought to support people with HIV/AIDS living north of the Yarra (*Melbourne Star Observer* 22 July 1994, Issue 231).

After the Peter Knight Centre moved, the buildings were used as a pizza restaurant (115) and charity office (117). From at least 2017, 117 Johnston Street has been operating under the Galloway Arms name, in reference to the former hotel, as a creative events and working space.

Description and integrity

The pair of buildings at 115 and 117 Johnston Street, Collingwood are located on the south side of Johnston Street between Dight Street and Wellington Street. Built in 1888 as the Galloway Arms Hotel (115) and a separate shop and residence (117), the site runs through to York Street providing rear access. Built of masonry with a stucco finish, the two storey hip roofed building features an elaborate Italianate style façade with classical detailing. Numerous Italianate and red brick corbelled chimneys remain extant.

Overall the building is symmetrically arranged with the hotel's original entry set between two centrally placed pilasters that rise through both levels terminating above the parapet line to form a flat topped pediment. Within the pediment, between its dwarf pilasters, raised letters spell out GALLOWAY 1888 ARMS. Either side of the pediment runs a flat topped balustraded parapet with central recessed panels. Additional pilasters demarcate the edges of the building, creating two wide bays either side of the central narrow bay. Acanthus leaf finials sit on the top of each of the pilasters above parapet level. A protruding cornice line with modillions and a dentil course sits below the parapet while a panelled frieze runs below the cornice.

At the upper level, each wide bay originally had a pair of segmental arch topped double hung sash windows set in deep reveals with a flat top. An ornate string course with acanthus leaves runs across the building at springer level of the windows while at sill level the windows feature ornate cast iron balconets supported off console scrolls. The pair of sash windows at the western end of the building (117) have been replaced with a single horizontal window divided into four panes, removing the central divide between the original windows.

The narrow central bay features a deeply recessed vertical panel with applied concrete foliage and rosettes. Similar applied detailing features on the front faces of the pilasters.

At ground level the building comprises two shops. The eastern shopfront (115) is divided into two narrow bays either side of a wider bay separated by pilasters. These openings appear original however the window and door frames have been replaced. The western shop (117) has a more recent shop front probably dating from the 1950s-1980s with a tiled stallboard and central ingo.

Overall, the building has high integrity as a nineteenth century Italianate commercial building built as a hotel and shop/residence. Changes include alteration to the first floor windows, insertion of a wall air conditioner into the front wall and new shopfront at 117 Johnston Street and new window/door frames at 115 Johnston Street. While there are no distinguishing features that identify the building's former use as the Peter Knight Centre, the building has not been altered since that time and would be recognisable to its former users.



Figure 7 115 and 117 Johnston Street, Collingwood (Source: GML 2024)



Figure 8 Detail of prediment showing the name of the Galloway Arms hotel and build date of building (Source: GML 2024)



Figure 9 Shop front at 115 Johnston Street. Note the extant pilasters which appear original to when building operated as a hotel (Source: GML 2024)



Figure 10 Eastern wall of 117 Johnston Street viewed from Dight Street. Note the red brick cobelled chimney and what appears to be an early roof light. (Source: GML 2024)



Figure 11 Rear elevation of subject buiding viewed from York Street (Source gm 2024)



Figure 12 Detail of extant Italiante chimney a 117 Johnston Street (Source: GML 2024)

Comparative analysis

LGBTIQA+ activism and advocacy

115 and 117 Johnston Street, Collingwood was used as the Peter Knight Centre—the administrative headquarters of the VAC/GMHC—from 1986 to 1994. Several other LGBTIQA+ advocacy groups established administrative offices in Yarra. While none of these places are currently included in the Heritage Overlay for their association with LGBTIQA+ communities, examples include:

- The Women's Cultural Palace, 74 Moor Street, Fitzroy (January–December 1979)
- Women's Liberation Centre at 28 Gertrude Street, Fitzroy (1988–1992)
- The Gay Liberation Centre, 23 Davis Street, Carlton North and then 259 Brunswick Street, Fitzroy (1972; 1973-1976)

The Peter Knight Centre is comparable to the above examples as a meeting place for organisations leading grassroots, community-driven campaigns for gay and lesbian and political issues.

The Peter Knight Centre is noteworthy as the first permanent home of the VAC/GMHC. Victoria is considered to have been at the forefront in the development of HIV/AIDS organisations and activism in Australia—in part through the establishment of the VAC—who were pivotal in leading, agitating and directing a community, clinical and government response to the emerging health issue of HIV/AIDS in the state (Tout-Smith 2020; Thorne Harbour Health 2024). In comparison to Sydney, which had a federation of groups struggling to come together and mobilise, VAC served to be a central organisation to coordinate advocacy and share information with the community (Wade 2018). This work was also driven by those infected and affected by HIV, a significant majority of which were members of the gay community (Thorne Harbour Health 2024).

While the organisations' work was Victoria-wide, the location in Johnston Street can be understood as a strategic and practical location as it was close to the 'gay centres' of Fitzroy and Collingwood, as well as being accessible to other centres in St Kilda and Prahran, which had a high proportion of gay men who lived in or visited the areas (*Melbourne Star Observer* 21 November 1986: 5; Willett et al 2021:122).

The VAC/GMHC used the buildings at 115 and 117 Johnston Street for just under 10 years, during their early period of establishment and growth. Along with the Fairfield Infectious Diseases Hospital—the centre for AIDS treatment in Victoria from 1983 to 1996—this use serves to demonstrate the historical importance of Yarra as a city which was at the centre of the HIV/AIDS response from the early 1980s. For these reasons, 115 and 117 Johnston Street is of historical significance to the City of Yarra.

However, similar to the above examples, the VAC/GMHC leased an existing building for its use, and as such, the historical use of the buildings as the Peter Knight Centre is not differentiated in the built fabric of the place from other uses. There are no externally visible changes to the building or signage which demonstrate this historical use and association. It should be noted that during the VAC/GMHC's occupation of the building overt signs of its use where intentionally kept to a minimum due to threats of vandalism (GML 2023). As the building has not been altered since the VAC/GMHC's occupation it would remain legible to people who worked and/or volunteered at, or visited the Peter

Knight Centre (VAC/GMHC) from 1986–1994, but because of a lack of physical alteration or change, it is primarily understood in the context of Johnston Street as a Victorian era commercial building.

115 and 117 Johnston Street is currently included in HO324—Johnston Street Precinct as an individually significant place. The built fabric of the place primarily reflects the precinct's historical and aesthetic significance as a Victorian and Federation era commercial precinct, which is captured in the Statement of Significance for HO324. Because the same built fabric also reflects the occupation of the building by the VAC/GMHS, the current significance level and inclusion of the place in HO324 is considered appropriate (see Recommendations).

Assessment against criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay,* Department of Environment, Land, Water and Planning*,* August 2018, modified for the local context.

	Criterion A Importance to the course or pattern of our cultural or natural history (historical significance). *115 and 117 Johnston Street, Collingwood is of historical significance for the evidence it provides of the Victorian and Edwardian-era commercial and retail development in Collingwood.*
✓	*115 and 117 Johnston Street, Collingwood is of historical significance as the first permanent home of the Victorian Aids Council and the Gay Men's Health Centre, known as the Peter Knight Centre. The VAC/GMHC were pivotal in leading, agitating and directing a community, clinical and government response to the emerging health issue of HIV/AIDS in the state. The VAC/GMHC used the buildings at 115 and 117 Johnston Street for just under 10 years, during their early period of establishment and growth.*
	Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). *115 and 117 Johnston Street, Collingwood is of aesthetic significance as an example of a highly ornate Victorian Italianate commercial building built as a hotel and shop/residence within the commercial and retail precinct.*
	Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

	Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Recommendation

Based on the comparative analysis and assessment against criteria above, specific recommendations for this place include:

- Retain 115 and 117 Johnston Street, Collingwood in HO324 (Johnston Street Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
- Retain the current level of significance of 115 and 117 Johnston Street, Collingwood as individually significant within HO324.
- Amend the City of Yarra Database of Heritage Places incorporated document to correct the place name to 'Galloway Arms Hotel (former)'.
- Update the Hermes Orion listings 89169 (115) and 89171 (117) to include this place citation as an attachment.
- No change to the existing Heritage Overlay Clause 43.01 in the Yarra Planning Scheme.

Extent of overlay: To be retained within HO326 precinct boundary.

Other: N/A

Identified by: GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Fox’s Hotel (later Tower Hotel, The Office Inn and Fox Hotel)

Prepared by: GML Heritage

Address: 351 Wellington Street, Collingwood	
Name: Fox’s Hotel (later Tower Hotel, The Office Inn and Fox Hotel)	**Inspection date:** March 2024
Place Type: Hotel	**Architect:** unknown
Significance: Contributory to HO321 (Gold Street Precinct, Collingwood)	**Builder:** unknown
Extent of Overlay: To property boundaries within HO321	**Construction Date:** 1871; altered in the interwar period



Figure 1. Fox Hotel, 351 Wellington Street, Collingwood. (Source: GML March 2024)



Figure 2. Fox Hotel, 351 Wellington Street, Collingwood. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes taken from the *City of Yarra Heritage Review, Volume 1, Thematic History* (1998):

7 Leisure and Entertainment in the Suburbs

7.1 Licensed Hotels and 'Sly Grog'

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

5 Social life, recreation and gathering places

Locality history

Collingwood

The area occupied by Collingwood is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the Collingwood Flats is recorded as Yálla-birr-ang, meaning 'the wooden point of a reed spear' (Gibson et al, 2018).

A township was surveyed in the 1850s and was named after Lord Collingwood, a member of the British peerage. The City of Collingwood was established in 1855, and the Collingwood Town Hall was built in 1885. The high ground along Smith Street developed as a busy shopping strip in the late-nineteenth century and was serviced by a tramline from the city. In the early-twentieth century, Smith Street was the busiest shopping strip outside of the central city (O'Hanlon 2005).

Like the other low-lying inner suburbs of Melbourne, Collingwood developed as a predominantly working-class area. Many residents were poor and lived in sub-standard housing. From the 1870s and 1880s, Collingwood was notoriously known for its gangs and larrikins. It was a subject of concern by middle-class philanthropists and a number of welfare services operated in the area. The suburb was portrayed as 'Carringbush' in Frank Hardy's thinly veiled but epic fictionalised account, *Power*

Without Glory (1942), centred around John Wren and the colourful local politics of the early twentieth century. Like other working-class areas, the population of Collingwood was hit hard by the Depression. Areas of Collingwood were earmarked as slum housing in the 1930s and these were replaced in the 1960s with multi-storey housing towers built by the Housing Commission of Victoria.

Through the 1980s, 1990s and early 2000s, the suburb underwent a process of deindustrialisation and gentrification, which saw the conversion of a number of former factories and warehouses into apartments. Notable early examples were in Oxford Street, redeveloped in the late 1990s (O'Hanlon 2010).

Contextual history

Hotels in Yarra

The Yarra Thematic History (1998) provides an overview of the development of hotels in the City of Yarra from the mid-nineteenth century:

> *By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.*
>
> *…They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent* (Allom Lovell & Associates 1998: 93).

By the early 1850s there were about 33 hotels built in the South Fitzroy area, mostly located near the main commercial strips on Brunswick and Gertrude streets. By 1870, 57 hotels were operating in Fitzroy, with 45 of these located in the area south of Johnston Street (Allom Lovell & Associates 1998: 93). Richmond's hotels opened with a comparable speed to Fitzroy's and by 1862 there were 36 hotels.

Collingwood's hotels tended to be located on transport routes, such as Victoria, Johnston and Wellington streets. By 1855, there were about 14 hotels in Collingwood, and this increased to 75 by 1870. Many of these hotels were named after nearby industries (Allom Lovell & Associates 1998: 96).

From 1910, changes to licensing laws, including the Licenses Reduction Board, put pressure on publicans to upgrade facilities. As such many nineteenth century hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed (Allom Lovell & Associates 1998: 97).

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club (The Laird Turns 30', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Conversation with Wayne Nicol, Lucrezia & De Sade owner, *30 May 2023).*

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise

the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Shane Gardner interview, Word for Word program, Joy Media).

Place history

The Fox Hotel is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The Fox Hotel at 351 Wellington Street, Collingwood is located at Crown Allotment 86 in the Parish of Jika Jika, County of Bourke.

The land was first subdivided and purchased by James Stewart Ryrie on 24 May 1839 and contained 24 acres, two roods and 32 perches running all the way from Wellington Street (known then as Reilly Street) to Smith Street (CT:V158 F547). In 1866 Charles Albert Frederick Mater, a German immigrant, purchased the land (CT:V158 F547). The nearby Mater Street is likely named after him.

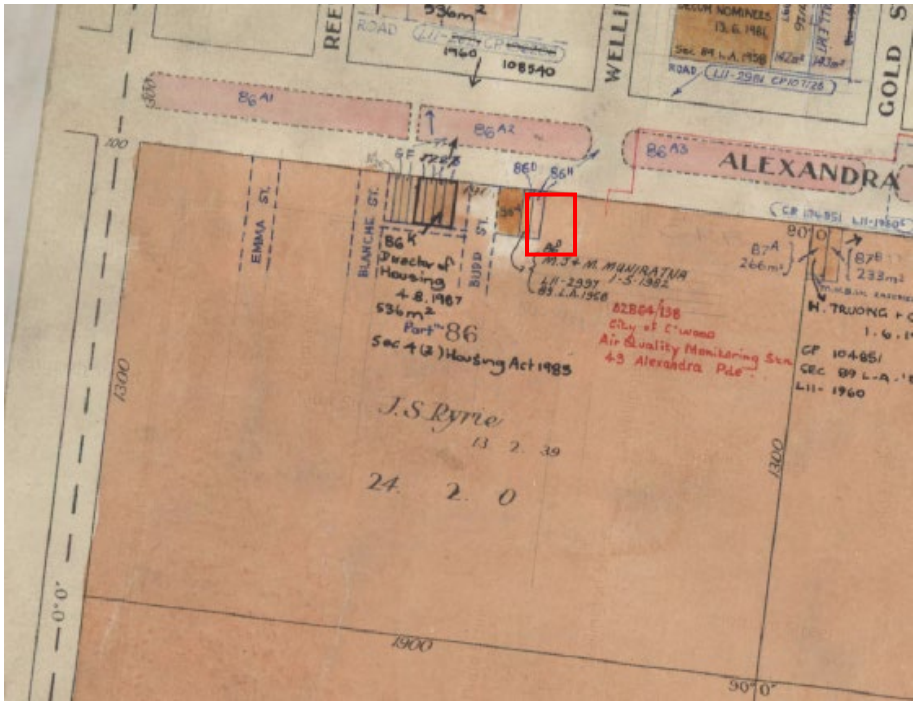


Figure 3. Detail of Parish Map Jika Jika M21C showing the approximate location of the subject site within Crown Allotment 86, denoted in red outline. (Source: Public Record Office Victoria, with GML overlay)

The land was further subdivided and sold, and in 1871 John Fox of Wellington Street, Collingwood became the proprietor of the land that was now 13 perches and 8/10th of a perch (around 350 square metres) (CT:V410 F861).



Figure 4. Certificate of Title detail, 1871, V410 F861. (Source: Land Victoria)

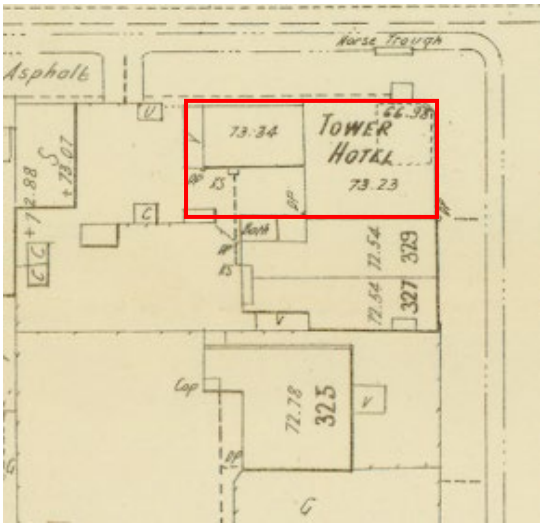


Figure 5. MMBW Detail Plan No. 1214, 1900. (Source: State Library Victoria)

Fox's Hotel first appears in 1871. An advertisement for four 'pick and shovel men' is listed in early December 1871, followed by the granting of a licence to John Fox of Fox's Hotel, Collingwood later that same month (*Argus* 12 December 1871:1; *Herald* 17 December 1871:3). The hotel was presumably named for its first licensee—although, John Fox was licensee for only about a year (Collingwood Historical Society 2015).

The hotel was known as Fox's Hotel from 1871 to 1882, then the name changed to Tower Hotel, which was retained until around 1992. James Michael Forde was publican during the 1880s and renamed the hotel Tower Hotel in reference to the nearby newly constructed Shot Tower (1882). After James' early death, he willed his hotel licence to his sister Mary Forde who retained the hotel licence until 1897. The effects, license and goodwill of the hotel were valued in probate at £350 pounds (Collingwood Historical Society 2015).



Figure 6. Tower Hotel, c1886–1898. Note the sign indicating Miss M Forde Licensed Victualler. (Source: Royal Historical Society of Victoria, object no: GN-GN-1018)

Like many hotels in this area, it was taken over by brewing companies during the 1880s through to the 1920s (CT:V1268 F456; V5184 F601).

From 1992 to 2007 it was known as the Office Inn before becoming Fox Hotel once again in 2007, when it was taken over by Clodagh Harris, Bridie Harrop and Tracy Walsh (Collingwood Historical Society 2015). The new team re-launched the pub with a view to creating a safe and welcoming space, particularly where women, and others could enjoy good food and take advantage of the Fox's special interest in craft beers. The Fox Hotel has a strong interest in showcasing women in brewing (Time Out 2017; Beat Eats 2024).

Since 2007, the Fox has hosted many queer performers with regular LGBTIQA+ nights, such as Beers for Queers (*Star Observer* 2023). It has also been a Midsumma venue over the years, holding events such as 2009's Ladytrix.

Since around 2016, the Fox Hotel has hosted the drag kings collective, Kong's Kings, who use drag king personas as a basis for fun and inclusive LGBTIQA+ performance (Facebook 2024). At the Fox, Kong's Kings have invited participation and experimentation with butch and gender subverting representation, with performers including Jesse Dean, Justin Sider, Max Factor, Justin Teliqure, Jesse BustHerr, Binhaifa Walji and Rocco D'Amore taking to the stage.

In 2017 the online magazine *Timeout* published a profile on the venue, highlighting that:

> *If there were an award for best all rounder pub, which every good pub should really strive for, The Fox would always be in the running. Warm, welcoming, and more diverse than most northside pubs, the Fox's inclusive attitude is a testament to publicans Bridie Harrop, Clodagh Harris and Tracy Walsh, who clearly don't care if you're gay or straight, old or young, veggo or carnivore, canine or human, so long as you like a good beer and a good time* (Timeout 2017b).

Description and integrity

The Fox Hotel at 351 Wellington Street, Collingwood is located on the south west corner of Wellington Street and Alexandra Parade, Collingwood. Built in 1871 and substantially altered in the interwar period, the two storey building is constructed of rendered brick with a corrugated metal hip roof. A single red brick chimney with corbel top is extant.

Built to the property line along both Wellington Street and Alexandra Parade, entry to the building would have originally been through its splayed corner which sits below a corner canted bay window.

The early building has been extended to the south and east along its two street frontages. At the upper level evenly spaced vertically proportioned window and door openings penetrate the walls. Stepped pediments are positioned along each façade with a larger stepped pediment marking the canted bay at the corner of the building The central window of the canted bay has been filled in, sometime after c.1898. Above, letters applied to the wall spell out TOWER HOTEL.

At ground level an array of vertically proportioned and square openings break up the wall surface. A tiled dado runs the length of each façade with a single tile running over the top of door openings. The render to the ground floor is horizontally ruled with a wide plain string course marking the first floor level. Along Eastern Highway the wall of the hotel at ground level continues forming a brick wall between the building and the rear property line. Two wide garage door openings penetrate this wall.

Various, signs, lights and cable ducts have been attached to the exterior walls and box air conditioners installed above two of the door opening. Raised letters spelling out FOX HOTEL have been attached to the spring course along each elevation (likely in c2007).

Overall, the building is of high integrity with few alterations visible to its interwar built form. It retains its Victorian hipped roof (front section) and pattern of window openings to the upper level (central window above doorway, flanked by three windows either side). It also retains its interwar chimney, parapets, pattern of window and door openings, timber framed window and door joinery and tiled dado line.



Figure 7. Fox Hotel . 351 Wellington Street, Collingwood (Source: Source: GML March 2024)



Figure 8. Detail of splayed corner of the Fox Hotel at the corner of Wellington Street and Eastern Highway, Collingwood. (Source: GML March 2024)



Figure 9. Northern elevation of the Fox Hotel facing Wellington Street (Source: GML March 2024)



Figure 10. Western elevation of the Fox Hotel looking south (Source: GML March 2024)

Comparative analysis

Hotels in Yarra

In the City of Yarra, there are numerous nineteenth and early twentieth century hotels included in the Heritage Overlay either as contributory or significant places within precincts or as individually significant places. The following hotels are significant to the City of Yarra and were built during a

similar era, and share a corner location and (in some instances) similar architectural style to the Fox Hotel

- The Curry's Family Hotel 289 Wellington Street, Collingwood built 1927 (significant in HO321)
- The London Tavern Hotel 238–240 Lennox Street, Richmond built 1921 (significant in HO332A)
- The Napier Hotel, 210 Napier Street, Fitzroy built 1916 (HO334)
- .The Bendigo Hotel, 125-127 Johnston Street, Collingwood built 1911 (significant in HO324)
- The Vine Hotel, 59 Wellington Street, Collingwood built c1910s (HO140)

When compared to these examples the Fox Hotel is not as architecturally refined and therefore is not considered to be a better than typical example of its typology, even though the building is intact to its interwar form and displays characteristics typical of this era.

In order to meet the threshold for significance at the local level, the place needs to be of **importance** in demonstrating the characteristics of the class. As noted in the recent Panel Report for C387melb:

> *While a place does not need to meet superlatives such as 'landmarks, 'exceptional', 'remarkable' or be notable (including pivotal of influential) at the local level, they should be better than typical.*

When compared to the other individually significant places of the same class already included in the City of Yarra Heritage Overlay, the Fox Hotel does not meet the local level threshold identified in C387melb. It is more directly comparable to places that are currently graded as contributory within a precinct. We note that the Fox Hotel is currently graded as contributory within HO321. For the reasons outlined above, this grading is considered to be appropriate.

LGBTIQA+ Hotels in Yarra

The City of Yarra has been home to numerous pubs and hotels which became dedicated spaces for LGBTIQA+ communities to meet, gather and find belonging, from at least the 1980s. While none of these places is currently included in the Heritage Overlay for their association with LGBTIQA+ communities, there are several examples with LGBTIQA+ associations including:

- The Laird, 149 Gipps Street, Abbotsford (not included in the Heritage Overlay)
- The Peel (also the Sir Robert Peel Hotel), 46 Peel Street, Collingwood (HO142)
- DTs, 164 Church Street, Richmond (HO379)
- The Star, 176 Hoddle Street, Abbotsford (not included in the Heritage Overlay)
- Dukes, 323–325 Victoria Street, Abbotsford (HO416)

Other hotels in Yarra have hosted regular LGBTIQA+ dedicated parties and events (e.g. weekly or monthly), although no examples currently host events. Notable examples include:

- The Builders Arms, 211 Gertrude Street, Fitzroy (Significant in HO334)
- Key Club, 18–22 Gertrude Street, Fitzroy (Significant in HO361)
- John Barleycorn, 171 Johnston Street, Collingwood (Contributory in HO334)

- Prince Patrick, 135–137 Victoria Parade, Collingwood (Significant in HO138)
- Burnley Tavern, 53 Burnley Street, Richmond (HO374)
- Leinster Arms Hotel, 66 Gold Street, Collingwood (Significant in HO321)

The Fox Hotel is comparable to the above examples as a hotel which serves as a gathering place for LGBTIQA+ communities in Yarra and broader Melbourne. Under the management of Bridie Harrop, Clodagh Harris and Tracy Walsh, the Fox Hotel has developed a reputation as a warm, welcoming and diverse pub (*Timeout* 2017b). Due to this environment, the Fox has also become a popular venue for LGBTIQA+ people, which is bolstered by the monthly event Beers for Queers, and regular performances by the drag kings collective, Kong's Kings.

However, the venue is not considered to have a strong identity as a dedicated LGBTIQA+ venue, unlike places such as The Laird, The Peel, DTs, the Glasshouse and the Star Hotel. These five venues were some of the first LGBTIQA+ dedicated venues (notably The Laird for gay men and the Glasshouse for lesbians), and they have maintained a strong and long-standing connection with the LGBTIQA+ community for nearly 30 years (notably DT's), and in some instances longer (notably The Laird and The Peel), or they broke new ground as the first venues to showcase performers within the fringe of the LGBTIQA+ community (notably the Star Hotel).

A review of historical queer publications available through the Archives of Sexuality and Gender, reveals that there are numerous businesses which have been considered to be welcoming and safe spaces for LGBTIQA+ communities (GML 2023). These businesses, like the Fox Hotel, have collectively contributed to a distinctive identity within Yarra which has centred on and celebrated LGBTIQA+ communities both in the past and present (GML 2023).

It is evident that the Fox Hotel is an important gathering place for LGBTIQA+ communities, which strongly contributes to Yarra's tangible and intangible identity, and this is a testament to the current owners of the place. However, in the context of this study, the Fox Hotel is not considered to meet the threshold for local historical or social significance as an LGBTIQA+ hotel in Yarra.

Recommendations

Specific recommendations for this place include:

- Retain in HO321 (Gold Street Precinct) in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.
- Retain the level of significance as contributory within HO321.
- Amend the City of Yarra the Database of Heritage Places incorporated document to update the proposed place name to 'Fox's Hotel (later Tower Hotel, The Office Inn and Fox Hotel)'.
- Update the Hermes Orion listing 92504 to update the place name and include the place citation as an attachment.
- No change to the existing Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

Extent of overlay: No change to HO321 boundary.

Other: N/A

Identified by: GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Appendix C—Individual place citations (VHR)

St Mark's Anglican Church

Prepared by: GML Heritage

Address: 250–260, 268 and 270 George Street, Fitzroy

Name: St Mark's Anglican Church	**Inspection date:** March 2024
Place Type: Religion	**Architect:** Various
Significance: Victorian Heritage Register (H0553) Heritage Overlay (HO158)	**Builder:** Various
Extent of Overlay: HO158	**Construction Date:** 1853; 1889; 1926; 1910



Figure 1. St Mark's Anglican Church, 250–260, 268 and 270 George Street, Fitzroy. (Source: GML)

Historical context

This place is associated with the following historic themes from the City of Yarra Heritage Review Thematic History (1998):

6 Developing Urban Institutions

6.1 The establishment of a religious spiritual network

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

Commemoration

Health and wellbeing

Locality history

Fitzroy

The area occupied by Fitzroy is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin Nation. The Woi-wurrung name for the area is recorded as Ngár-go, meaning 'high ground' (Gibson et al, 2018).

Originally known as Newtown and surveyed for residential development in 1842, Fitzroy claims the title of Melbourne's first suburb. Originally within the City of Melbourne, the municipality of Fitzroy was declared in 1858. Remnant public buildings from this era include the Fitzroy Town Hall in Napier Street.

Through the nineteenth century, Fitzroy developed as an area of mixed housing. Its early association with the City of Melbourne meant that early dwellings were subject to more stringent building regulations. Parts of South Fitzroy were well-to-do, with streets of fine double-storey terrace houses. An early terrace row in Nicholson Street — 'Royal Terrace', built in 1860 — is listed on the Victorian Heritage Register.

As Melbourne's industrial base expanded, Fitzroy became a centre of manufacturing and developed a strong working-class identity. Further industrial development in the early twentieth century saw more factories operating in the area. Factories were built throughout the suburb, alongside small single-fronted workers' cottages. Much of the housing was cramped and crowded, with little open areas for recreation.

When Aboriginal people left the various missions and reserves in Victoria and NSW in the 1920s and 1930s, many were drawn to Fitzroy on accounts of its cheap rentals and the rapidly developing network of Aboriginal people in the area who pooled together to find work and accommodation. As a result, Fitzroy became an early centre of Aboriginal solidarity and activism.

By the early twentieth century, Fitzroy had earned notoriety as a slum. This raised concerns from government and church welfare groups and was reported on by the Slum Abolition Board in 1939. Public housing towers built by the Housing Commission of Victoria in early 1960s replaced a large area of 'slum' housing, which was demolished in the face of local community opposition.

Owing to its affordable housing, Fitzroy was favoured by new migrants from Italy and Greece in the 1950s and 1960s. By the 1960s and 1970s, the local demographic shifted again as many European migrants moved from Fitzroy to suburbs further out. By this time, Fitzroy was an economically depressed area had a large supply of small working-class cottages available as cheap housing. The area was favoured by artists and students on account of its affordability. It became renowned for its bohemian character and alternative life-stylers, and this was echoed by many of the shops and cafes on Brunswick Street, Gertrude Street and Smith Street that provided alternative foods and fashions. Brunswick Street has been the focus of the Fringe Festival since c1989.

From the 1980s, Fitzroy saw the beginnings of gentrification. Through the 1990s, many former factories, such as the MacRobertson Confectionery Factory, were converted into apartments.

Contextual history

Churches

The Yarra Thematic History (1998) provides an overview of the development of churches in Fitzroy in from the mid-nineteenth century:

> *Church buildings were an important focus of many social and spiritual events in early Port Phillip society, providing cultural links between people of like backgrounds and experience. By the early 1850s, the Congregationalists, Presbyterians and the Primitive Methodists had all erected timber churches in Collingwood and by 1853 the Congregationalists had erected a stone church, which was considered the finest building in the district at the time. The dominant religions were Church of England and Roman Catholic, while the remainder of the populous represented a broad range of religious persuasions. These included the various other Protestant churches, ranging from the low evangelical churches such as the Primitive Methodists and the Congregationalists to the various Scottish churches, Jews, and even nine members of the Freethinkers church.*
>
> *Early churches in Fitzroy represented the diverse settler groups in Fitzroy in the 1840s and 1850s. The Anglican St Mark's Church, which has been described as 'Melbourne's finest early bluestone church', opened in George Street in 1855. Its substantial form and relatively elaborate design, originally by architect James Blackburn Jnr. and extended some years later in two stages by Leonard Terry and Charles Webb, reflected the financial support it received from the most moneyed and influential of early Fitzroy's residents. Many Wesleyans were also amongst the earliest settlers in Fitzroy. It was here that the first Wesleyan church in the colony was constructed in 1841. This was replaced by a bluestone church in Brunswick Street, which in turn was replaced in 1874 with a large new building in Nicholson Street, North Fitzroy which was designed in polychrome brickwork by architects Terry & Oakden. Another of the Wesleyans' early buildings is the former Wesleyan Hall, a prefabricated iron chapel imported from England and which is now All Saints' Catholic Hall, in King William Street.*
>
> *The Christian Israelite Sanctuary was constructed for the sect in 1861 at 193 Fitzroy Street, Fitzroy. This building is a very rare example of a Christian Israelite sanctuary, and is now the world headquarters for the small sect which, never large, numbered 115 at its zenith in 1871 and which has since all but died out. It was at a cottage at the rear of the sanctuary that the Sect's founder, John Wroe, died whilst on a visit to the colony in 1863.*

The Bible Christian Chapel at 278 Gore Street, Fitzroy, also dates from the 1850s. It was the first such chapel in Australia.

The Roman Catholic population in Fitzroy was large, but its members were deemed to be part of the central parish of St Patrick's, though the mission church of St Brigid's on the corner of Nicholson Street and Alexandra Parade in North Fitzroy was made a parish church in the 1880s.10 The Catholics were also represented in Nicholson Street by the Convent of Mercy containing the Academy of Mary Immaculate girls school and the Chapel of the Immaculate Conception built 1887-89. The Presbyterians started out with grand plans and erected a magnificent bluestone building at 122 Napier Street in 1871 but which was never completed.

LGBTIQA+ health and wellbeing in Yarra

The *Yarra Thematic Environmental History—LGBTIQA+ history additions (2023)* provides the following contextual history on LGBTIQA+ health and wellbeing in Yarra:

Many places in the City of Yarra have played a part in supporting the health and wellbeing of LGBTIQA+ communities. The association between HIV/AIDS and LGBTIQA+ people has provided the impetus for much of this activity. The Victorian AIDS Council/Gay Men's Health Centre operated from headquarters in Fitzroy and then Collingwood in the 1980s and 1990s. Since VAC's inception in 1983 these organisations have provided vital, up-to-date information and hands-on delivery of health services to queer communities. The Fairfield Infectious Diseases Hospital was another central hub for HIV/AIDS care and research, admitting the first patient with AIDS in 1984.

Extensive and ongoing sponsorship of VAC by LGBTIQA+ businesses in the City of Yarra—including The Laird Hotel, The Club, Eagle Leather, Lucrezia & De Sade, and Hares & Hyenas—has also supported and encouraged the distribution of health information and financial contributions. In the early 1980s, Collingwood venue Club 80 engaged in direct health interventions by holding weekly testing and counselling nights (Age, 14 February 1986). Other City of Yarra sites where VAC events and fundraisers have taken place include the Collingwood Town Hall, the Collingwood Education Centre, and St Mark's Church. Local radio station 3CR shared HIV/AIDS health information via its Positively Primed radio show, which later became HIV Plus (Willett et al 2021:24).

Clinics committed to supporting LGBTIQA+ health include Carlton Clinic and Northside Clinic. Initially offering specialised HIV/AIDS services, these clinics went on to develop targeted health services for all sections of the LGBTIQA+ community. Northside Clinic continues to offer a broad range of expert services that support the full diversity of LGBTIQA+ health and wellbeing needs, including medical, nursing and allied queer health expertise (Northside Clinic 2023). Collingwood Community Health Centre was the one-time home of the Gay Men's Health Centre (Melbourne Star Observer, issue 109, 17 November 1989, issue 122, 18 May 1990 and issue 230, 8 July 1994).

Retailer Eagle Leather is another enterprise that has contributed to queer health and wellbeing far beyond its purpose as a retail enterprise, as successive operators have taken on a role in health and safety education. Since opening in 1994, Eagle Leather has circulated information and offered a range of forums and workshops promoting safe, sex-positive BDSM play (Eagle Leather 2023).

LGBTIQA+ Commemoration

The *Yarra Thematic Environmental History—LGBTIQA+ history additions (2023)* provides the following contextual history on LGBTIQA+ commemoration in Yarra:

> *There are several sites across the City of Yarra that are places of commemoration and reflection for LGBTIQA+ communities. Many of the sites that have a commemorative value relate to the challenging times of the HIV/AIDS crisis during the 1980s and 1990s.*
>
> *The AIDS Memorial Garden in Fairfield was proposed during the mid-1980s as a place for patients at the Fairfield Infectious Diseases Hospital. Built by volunteers, the garden opened in April 1988 and for many years provided respite and peace for patients, as well as the families and friends of those with HIV/AIDS. To add to the significance of the garden, many patients also chose to have their ashes scattered there. As one volunteer later remembered, 'It was just a wonderfully peaceful oasis in the middle of the city' (Gill Mahony, cited in Poulton et al 2013: 67). After the hospital closed in 1996, the garden fell into disrepair. It was rejuvenated in the mid-2000s when North Melbourne Institute of TAFE took over the site and together with the Victorian AIDS Council/Gay Men's Health Centre (now Thorne Harbour Health) re-dedicated the Fairfield AIDS Memorial Garden with a reunion ceremony (AIDSmemorial.info 2023).*
>
> *The Fitzroy Town Hall has been the site of many significant LGBTIQA+ events, including events of commemoration. It was the starting point for the Australian AIDS Memorial Quilt national tour in October 1989, which was designed to raise awareness and funds for the treatment of HIV/AIDS (Melbourne Star Observer, 22 September 1989).*
>
> *St Mark's Anglican Church on George Street, Fitzroy has been a site of significant support, reflection, and commemoration for LGBTIQA+ people since the 1980s (Willett et al 2021:174). The church hall was hired out to gay groups for meetings even before homosexuality was decriminalised in Victoria. During the HIV/AIDS crisis the church hosted an annual AIDS requiem, drawing crowds of over 500 people (Willett et al 2021:174). St Mark's Hall was also one of the locations of the first Living Well conference in 1988, which led to the creation of People Living with AIDS Victoria (PLWA) (Poulton et al 2013: 34).*
>
> *While most of the City of Yarra's sites of commemoration are memorials to those impacted by the HIV/AIDS crisis, the bronze sculpture Courage, located next to the Fitzroy Town Hall and inspired by the Cowardly Lion character in The Wizard of Oz, is a unique example of a statue that celebrates Melbourne's LGBTIQA+ communities, queerness, and the courage to be yourself (Willett et al 2021:60; Atlas Obscura 2023).*

Place history

St Mark's Anglican Church (St Mark's) is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The church at 250 George Street, Fitzroy is located at Crown Allotment 69 in the Parish of Jika Jika, County of Bourke.

Crown Allotment 69 was first purchased in 1839 by Gordon Sandeman, who also purchased the adjacent Allotment 72 to the north at the same time. Crown Allotment 69 was 28 acres and bordered Smith Street to the east (Jika Jika Parish Plan, part of Fitzroy, M12A).

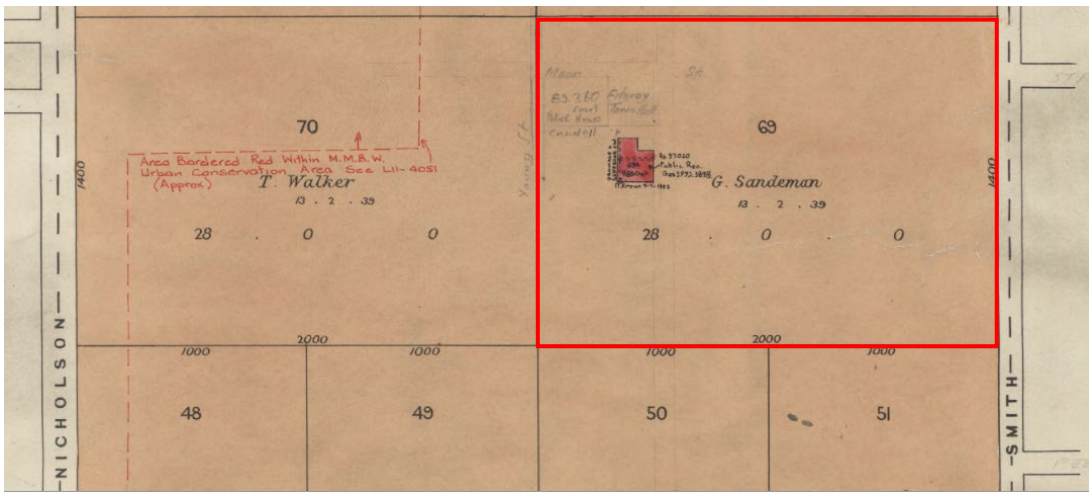


Figure 2. Jika Jika Parish Plan, part of Fitzroy, M12A showing Crown Allotment 69 outlined in red. (Source: Public Record Office Victoria)

Crown Allotment 69 was 28 acres and first purchased by Gordon Sandeman on 13 February 1839. Sandeman also purchased the adjacent allotment 72 at the same auction (Jika Jika Parish Plan, part of Fitzroy, M12A). Allotment 69, together with allotment 72 to the north and allotments 54, 55 and 67 to the east were further subdivided, mainly by John Hodgson, during 1840-42.

As the infant City of Melbourne developed in the 1840s, the Collingwood School Committee made an application to the Diocesan Society for assistance towards the creation of a school to service the growing population of the area. Land fronting George Street was purchased by the Bishop of Melbourne from John Hodgson MLC, amounting to two roods, 14 perches and 7/10ths of a perch (around 2400 square metres) (CT:V2406 F048; *Argus* 1 February 1855:6). A grant of £100 was given on the condition that the building be completed within twelve months (*Argus* 1 February 1855:6). By May 1849, a church school was established on the site (VHD H0553; St Mark's Church 1923:4).

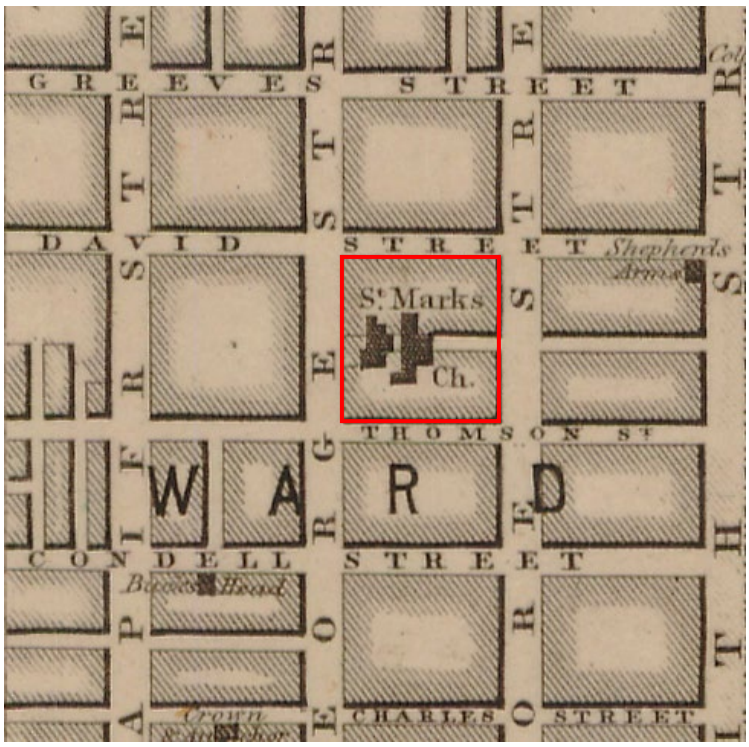


Figure 2. Detail, Melbourne and its suburbs, Andrew Clarke Surveyor General, 1855. (Source: State Library Victoria)

A distinct parish of St Mark's was created in June 1851, including a portion of Collingwood north of Gertrude Street and west of the Yarra at East Collingwood, which was estimated to contain at least '3000 souls' (*Argus* 1 February 1855:6). The discovery of gold caused this number to triple and the school building that held divine services on Sundays was insufficient accommodation. It was quickly realised a larger church building would be needed, so a decision was made to erect a larger, more impressive church (St Mark's Church 1923:4). Funds were raised from the local community.

The foundation bluestone for the new church was laid on 1 July 1853 by the Lord Bishop of Melbourne to coincide with the anniversary of the foundation of the colony of Victoria (*Colonial Times* 14 June 1853:2). Designed by architect James Blackburn, the new building was estimated to cost £5000. Funds were raised from the local community with the largest donation coming from wealthy pastoralist Richard Grice who purchased all the necessary wood, lead and slates for the roof and floors equalling over £1000 (*Argus* 1 February 1855:6; Australian Christian Church Histories 2024).

Disaster struck in 1854 when the roof was blown off and smashed during heavy winds, but the community rallied and supplied the necessary funds to rebuild and by 1855 the new church was complete (St Mark's Church 1923:4).

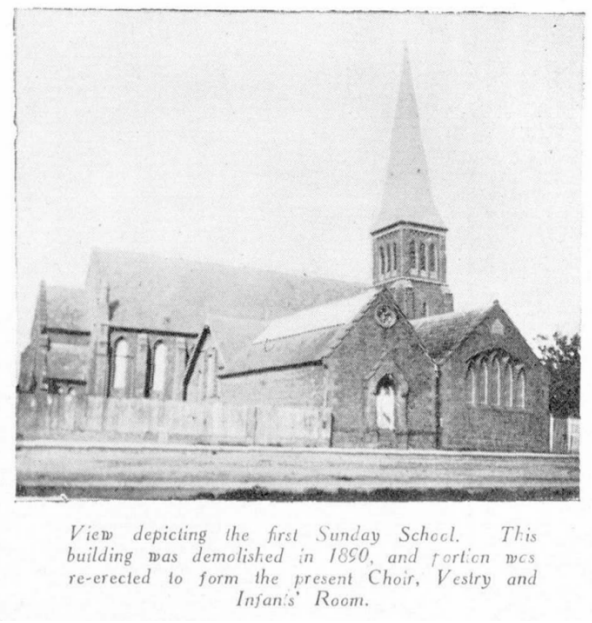


Figure 4. St Mark’s church and school, 1861–62. (Source: State Library Victoria, H687)

Designed in an early English Gothic Revival style, the church could accommodate up to 1000 parishioners. James Blackburn died before the church was finished. Architect Leonard Terry oversaw the construction of the bluestone stairs and gallery on the eastern side of the building in 1865 and Charles Webb added the tower and spire in 1874 (VHD H0553; St Mark’s Fitzroy 2024).

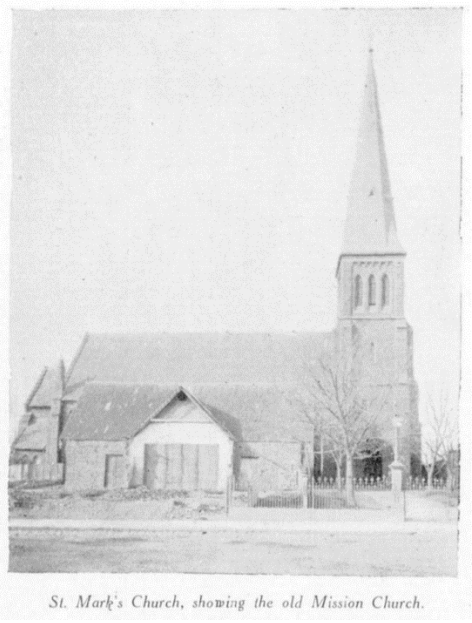
Sometime shortly before the official opening of the church in 1855, a further half an acre of land in Moor Street was gifted to the church by the government to build a parsonage which was completed for £2600 (*Argus* 1 February 1855:6).

The Parish Hall and verger’s cottage were designed by architects Hyndman and Bates and added to the complex in 1899 (VHD H0553). The original school building was replaced in 1891 with a new Choir Vestry and Infants Sunday School building also designed by Hyndman and Bates (VHD H0553).



View depicting the first Sunday School. This building was demolished in 1850, and portion was re-erected to form the present Choir, Vestry and Infants' Room.

Figure 5. First Sunday School, demolished in 1890. (Source: *St Mark's Fitzroy, 1853–1923*)



St. Mark's Church, showing the old Mission Church.

Figure 6. St Mark's Church, showing the old Mission Church. (Source: *St Mark's Fitzroy, 1853–1923*)

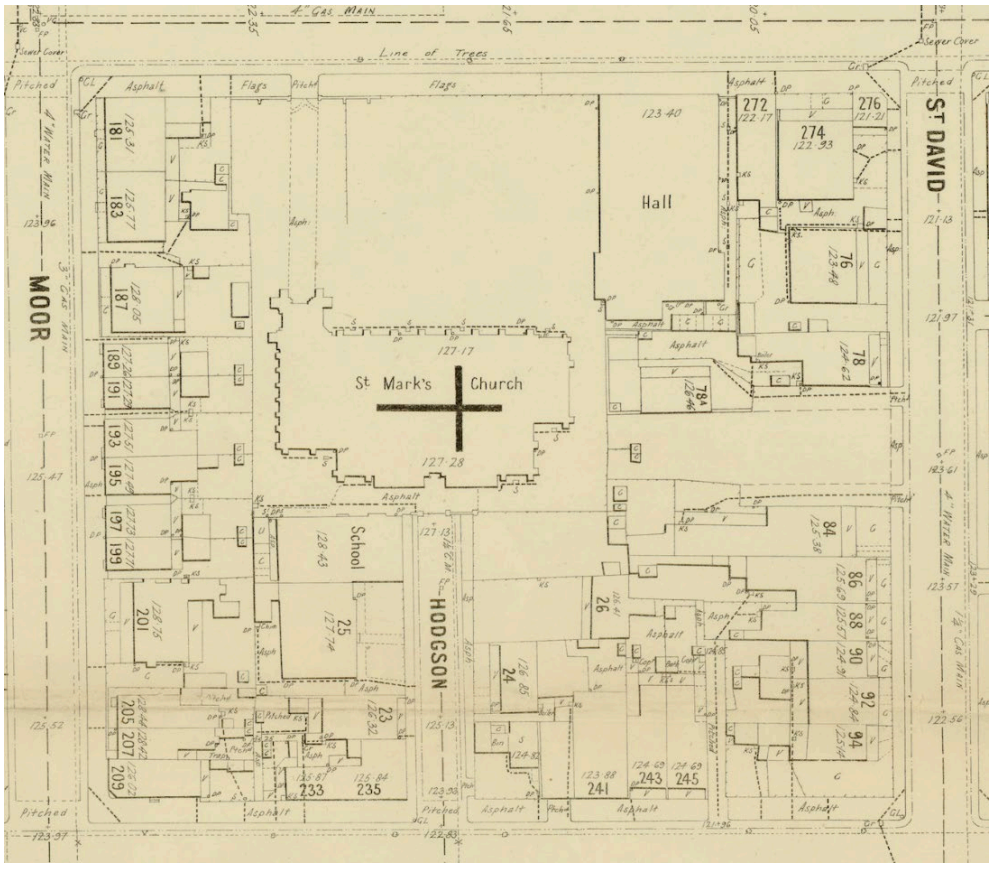


Figure 7. Melbourne and Metropolitan Board of Works (MMBW) detail plan 1195, 1900, City of Fitzroy. (Source: State Library Victoria)

The current vicarage is a two-storey brick building fronting George Street. Built by WH Douglass of North Fitzroy, the vicarage has nine rooms and verandahs and was built in 1910 for a cost of £850 (VHD H0553; *Leader* 1 October 1910:37).

The Community Centre building on the corner of Moor and George streets was designed by architects Gawler and Drummond and opened in 1926. The two-storey red brick building was known as the Social Settlement buildings and included facilities such as a gymnasium, club rooms and children's library. A standout feature of the children's library is four leadlight windows designed by Ida Rentoul Outhwaite depicting scenes of fairies, elves, goblins and witches with written verses by her sister Annie Rentoul (Royal Historical Society of Victoria, *History News*, issue 356, October 2021:12).

The Social Settlement buildings were a place for social welfare services offered through the Anglican church. The Social Settlement movement aimed to provide support for neighbourhood life as a whole, rather than providing separate social services. During the 1930s depression St Mark's Social Settlement provided meals for hundreds of children each day (VHD H0553).



Figure 8. Leadlight windows in St Mark's Community Centre by Ida Outhwaite. (Source: St Mark's Fitzroy)



Figure 9. Leadlight windows in St Mark's Community Centre by Ida Outhwaite. (Source: St Mark's Fitzroy)

St Mark's has been a site of support, reflection and commemoration for the local Fitzroy and Collingwood community from all walks of life for more than 150 years. Since the 1980s it has been a significant site of open support for the local LGBTIQA+ community.

In 1980 St Mark's appointed a social worker, Peter Burke, to run a community lounge and supply emergency relief (Willett et al 2021:174). From there, the church began a more active collaboration with its surrounding communities. The church hall was hired out to local gay groups for meetings and events, notably before homosexuality was decriminalised in Victoria in 1981 ('Gay Christian Collective Newsletter' July 1980).

From the mid-1980s, at the instigation of parish priest Father Tony Noble (Father Tony; parish priest 1985–2003), and with the support of the parish council administration, the church ran an HIV/AIDS ministry offering pastoral services and advocacy for people living with HIV/AIDS. Father Tony, along with the parish administration, undertook orientation and training at the Victorian AIDS Council, and in 1987, Father Tony went to the United States of America to see how churches were responding to the HIV/AIDS crisis (St Mark's Fitzroy 2023). Here he attended the AIDS requiem mass in New York for people who had died from AIDS (St Mark's Fitzroy 2023). Following this experience, St Mark's hosted an annual AIDS requiem from the mid-1980s and throughout the 1990s, drawing crowds of over 500 people at its peak (Willett et al 2021:174). St Mark's Hall was also one of the locations of the first Living Well conference in 1988, which led to the creation of the People Living with AIDS Victoria (PLWA) (Poulton, Bracey and Sheedy 2013:34). Other locations included the Fairfield Infectious Diseases Hospital.

By 1998, St Mark's was affectionately referred to as 'Melbourne's most prominent gay and lesbian Anglican Church', of who made up almost half of the congregation (*Melbourne Star Observer* 6 November 1998:4).

In 2012 the first Midsumma Mass was held at St Mark's. Commencing in 1996, the Midsumma Mass had previously been held at St Agnes' Anglican Church in 116 Booran Road, Glen Huntly (Willett et al 2021: 174).

In 2014, Father Stuart Soley delivered an apology to LGBTIQA+ communities for the ill treatment and stigmatisation people living with AIDS had been subjected to. The church steeple was lit up purple then and again for the 20th International AIDS Conference held in Melbourne that same year (Willett et al 2021:174).

Description and integrity

St Marks Anglican Church is located at 250-260, 268 and 270 George Street, Fitzroy.

St Mark's Church was built in 1853 to a design by architect James Blackburn in the Early English Gothic style. Incomplete at the time of Blackburn's death in 1854, other notable Melbourne architects oversaw the completion of the works although the east tower and spire was never completed. These included Lloyd Tayler, Leonard Terry and Charles Webb. Constructed of rock-faced bluestone with lancet windows set between tall buttresses, the southern end of the façade facing George Street terminates with a square tower and broach spire. Internally the church features an unusual two storey arcaded gallery, original marble font and pews, carved timber screens, a 1939 rood screen, and an

organ dating from 1877 built by William Anderson. Stained glass windows include work by William Montgomery and the firm Brooks Robinson.

The Parish Hall and Verger's Cottage were built in 1889 to designs by architects Hyndman and Bates. Located at the northern end of the site along George Street, both buildings are built to the front property line and are constructed of red brick with vergeless slate clad gable roofs. The Vergers Cottage is a narrow two-storey house with its side entry accessed through a Gothic arch in a brick fence that links the cottage to the hall. Entry to the main Parish Hall is through a single storey wing that runs north-south along George Street. The recessed two-storey hall is arranged with a central nave with clerestory windows and side aisles supported by buttresses.

The former Vestry Sunday School on Hodgson Street were built in 1891 also to a design by architects Hyndman and Bates. Built with a principal façade of rock-faced bluestone to the ground floor and unpainted render above, the two-storey building has a vergless gable roof and features a row of five deeply recessed widows to each level, the ground floor with flat tops and the first floor set in a gothic arch.

St Mark’s vicarage is located along George Street to the south of the Parish Hall. Built in 1910, the Vicarage is a two-storey asymmetrical house designed in the Italianate style with a cast-iron verandah across its front. Indicative of its late build date for the style, the house features red brick corbelled chimneys that are more typical of the federation period.

The Social Settlement Buildings (now known as the Community Centre) were built in 1923 to a design by architects Gawler and Drummond .Built to both street frontages on the corner of Moor Street and George Street, the Social Settlement Buildings are constructed of red brick with clinker brick base work, soldier courses at window sill and head height and decorative diaper work. Austere in design with an industrial feel reinforced by the use of steel framed windows the buildings included a gymnasium, club rooms and children's library, and was an agency of Anglican neighbourhood social welfare. The Children’s library is notable for its four stained glass windows donated by Ida Rentoul Outhwaite, one of Australia’s foremost children's artists. The windows depict fairies and pixies in an Australian setting, from Rentoul book illustrations.

Overall, the complex of buildings displays a high level of integrity with little change evident to each of the buildings original design.



Figure 3. Aerial view of St Mark's Anglican Church and associated building, including B1) St Mark's Anglican Church; B2) Community Centre; B3) Former Vestry and Sunday School; B4) Vicarage; B5) Parish Hall; B6) Verger's House; B7) George Street and Hodgson Street Iron palisade fence and gate posts. VHR extent denoted by red outline. (Source: Nearmap 2024, with GML overlay)

Assessment of the local-level cultural heritage significance of the place (Planning Practice Note 1)

Comparative analysis

St Mark's Anglican Church is noteworthy as a religious institution which has openly welcomed all members of its local Fitzroy community, including LGBTIQA+ people, both as a gathering place for meetings and through pastoral care services since 1980, notably prior to the decriminalisation of homosexuality in Victoria in 1981. The place is also noteworthy for its provision of pastoral care services and advocacy for people living with AIDS from the mid-1980s, including leading commemorative masses for those who had died.

St Mark's advocacy for those living with AIDS, is comparable to local LGBTIQA+ businesses in Yarra, including The Laird, The Club, Eagle Leather, Club 80, Lucrezia & De Sade, and Hares & Hyenas bookshop, who encouraged the distribution of health information and fundraising in response to HIV/AIDS. Similarly, 3CR Community Radio (21 Smith Street, Fitzroy) shared HIV/AIDS health information via its Positively Primed radio show (later HIV Plus). Like these businesses and organisations, St Mark's played an important and active role in the collective HIV/AIDS response.

However, in contrast to places like the Victorian AIDS Council/Gay Men's Health Centre (Peter Knight Centre; 115 and 117 Johnston Street, Collingwood)—which was an organisation leading the front lines of the HIV/AIDS response—the advocacy work of The Laird, The Club, Eagle Leather, Club 80, Lucrezia & De Sade, and Hares & Hyenas bookshop and 3CR was in addition to their core business (e.g. hospitality or retail venues) or other programs and services. In the case of St Mark's, their HIV/AIDS advocacy and ministry formed part of their broader pastoral care services.

It is clear that St Mark's contributed tangible support to the HIV/AIDS response through its ministry, and together with the above examples, this work serves to collectively demonstrate the historical importance of Yarra as a city which was at the centre of the HIV/AIDS responses from the 1980s.

The activities at St Mark's associated with the two LGBTIQA+ community as a gathering place, and a as a place which contributed to health and wellbeing commemoration activities since 1980 is not differentiated in the built fabric of the place from other uses. It is noted that following alterations to the St Mark's sanctuary which were completed in 1998, a 'conscious decision' was made not to retain the 'well-known AIDS chapel' because of the changing focus of the battle of HIV/AIDS (*Melbourne Star Observer* 6 November 1998:4). Parish priest, Father Tony commented at the time:

> *We still pray for people living with HIV/AIDS but today the atmosphere of death is not as prevalent. It's different now. We're no longer burying people all the time* (*Melbourne Star Observer* 6 November 1998:4).

The built fabric of the place as a whole embodies the historical, architectural, aesthetic and social significance of St Mark's as a Victorian era church which has been in continual use for over 150 years and providing ministry in response to the changing needs of the local Fitzroy community and its parishioners. This is captured in the Victorian Heritage Register Statement of Significance for St Marks Anglican Church (H0553).

Assessment of the State-level cultural heritage significance of the place (*Heritage Act* 2017 section 40(3)(c))

St Mark's Anglican Church at 250–260, 268 and 270 George Street, Fitzroy is included in the Victorian Heritage Register (H0553) as a place of historical, architectural, aesthetic and social significance to the State of Victoria.

A place or object is assessed at the State level against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*. A place or object must satisfy the tests of at least one criterion in order to meet the State level threshold for inclusion in the VHR.

The purpose of this assessment is to determine if the place's historical associations with the LGBTIQA+ community in Victoria satisfies the tests for State level significance set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*—in its own right—in order to warrant an application to amend the place (H0553) in the VHR.

Discussion

Noting the above discussion and analysis it is evident that the advocacy, pastoral support services and commemoration offered by St Marks from 1980 were a part of its broader ministry activities—which were tailored in response to supporting the changing needs of its local community. While HIV could affect anyone, between 1983 and 1985, initial outbreaks were largely gay and bisexual men in inner urban Melbourne and Sydney, then broadening to include sex workers, IV drug users and blood transfusion recipients (Tout-Smith 2020). Being located in Fitzroy—which at the time was an economically depressed area, and a hub for then considered countercultural activity—the local community was particularly vulnerable.

A similar situation was observed elsewhere in the western world, as identified in the May 1993 *National AIDS Bulletin* by Fiona Ryan and Coralie Grant, members of the Churches AIDS Pastoral Care and Education Inc. (CAPE):

> *When AIDS was identified in the early 1980s the first churches in the western world to become involved were those whose members were affected. Internationally these were the churches in San Fransisco, New York and London and* ***later those from around Australia which counted homosexual men among the members of their congregations. These churches responded by caring for those they knew needed their support*** *(Ryan and Grant 1993:20, emphasis added by GML).*

Because HIV/AIDS did initially, and broadly, affect gay and bisexual men, some sections of the church community first responded with judgment, contributing to a narrative of fear and misinformation. However, Reverend Dorothy McMahon of the Uniting Church of Australia Parish, Pitt Street, Sydney has noted that most major churches developed a 'more responsible response to the reality of AIDS' which was centred on the need for education and prevention (McMahon 1998).

In 1988, the Churches AIDS Pastoral Care and Education Program (CAPE) formed after discussions between the National Advisory Committee on AIDS's National Churches AIDS Working Group, the Victorian AIDS Council and the Haemophilia Society of Victoria. The churches involved were the Anglican, Catholic, Uniting, Baptist and Lutheran churches, the Salvation Army, the Churches of Christ, the New Wave Christian Fellowship and the Metropolitan Community Church (ANU 2012).

While St Mark's was clearly a leader in the Anglican church response, targeting their ministry in response to HIV/AIDS from 1985, it is evident that the ministry of St Mark's forms part of a broader response to HIV/AIDS by the church community.

In comparison to other places in the VHR, the former Fairfield Hospital (including the AIDS memorial garden) (H1878) and the Melbourne AIDS Memorial Quilts (H2418) are considered to be places which better demonstrate the historical and social significance of the HIV/AIDS epidemic in Victoria. The Fairfield Hospital was an institution which was responsive to the needs of patients during epidemics of infectious diseases for almost 100 years and was a centre for AIDS treatment in Victoria from 1983 to 1996. Further, its innovative responses to the challenge of caring for HIV/AIDS patients and their families is demonstrated through the AIDS garden established in 1988. Similarly, the Melbourne AIDS Memorial Quilt is one of the most important artefacts of the AIDS crisis in Victoria. Each quilt panel represents a person who died from an AIDS-related condition and had an association to Melbourne or Victoria. The quilt panels are both highly individualised and personal, while also an expression of collective grief and mourning. The Melbourne AIDS Memorial Quilt has a strong, special, and continuing association with particular social groups affected by the AIDS crisis and their families, and new quilt panels are still accepted to commemorate people who die (or have died) from AIDS-related conditions.

Overall, St Mark's played an important role in Victoria's response to the HIV/AIDS epidemic through its pastoral care services, and as gathering place for the LGBTIQA+ community within Yarra. However, when compared to other examples such as the former Fairfield Hospital (H1878) and the Melbourne AIDS Memorial Quilts (H2418), this historical and continuing association is unlikely to meet the relevant tests for state level significance.

Recommendations

Specific recommendations for this place include:

- Retain HO158 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0553).
- Update the Hermes Orion listing 101590 (City of Yarra) to include the place history (prepared as part of this citation) as an attachment.
- Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
- Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.

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Collingwood Town Hall

Prepared by: GML Heritage

Address: 140 Hoddle Street, Abbotsford

Name: Collingwood Town Hall	**Inspection date:** March 2024
Place Type: Government and Administration	**Architect:** George Raymond Johnson
Significance: Victorian Heritage Register (H0140); Heritage Overlay (HO17)	**Builder:** unknown
Extent of Overlay: HO17	**Construction Date:** 1885–1890



Figure 1. Collingwood Town Hall, 140 Hoddle Street, Abbotsford. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes from the *City of Yarra Heritage Review Thematic History* (1998):

5 Local Council and Council Services

5.1 The establishment of a religious spiritual network

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

Activism and advocacy

Social life, recreation and gathering places

Locality history

Collingwood and Abbotsford

The area occupied by Collingwood and Abbotsford is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the Collingwood Flats is recorded as Yálla-birr-ang, meaning 'the wooden point of a reed spear' (Gibson et al, 2018). The Woi-wurrung name for the area of Abbotsford is recorded as Carran-carramulk (Niall 1996). Dight's Falls at Abbotsford is a significant Wurundjeri Woi-wurrung cultural place and also marks the extent to which water-borne vessels could travel upstream.

A township was surveyed in the 1850s and was named after Lord Collingwood, a member of the British peerage. The City of Collingwood was established in 1855. Surviving buildings from this period of administration include the Collingwood Town Hall (c1880s). The high ground along Smith Street developed as a busy shopping strip in the late-nineteenth century and was serviced by a tramline from the city. In the early-twentieth century, Smith Street was the busiest shopping strip outside of the central city (O'Hanlon 2005).

Abbotsford was first occupied by settlers in the late 1830s. From the 1840s, several large estates were acquired in the area, with a number of villas and small farms picturesquely sited on the Yarra River This included John Orr's 'Abbotsford House', after which the suburb was named; as well as Andrew and Georgiana McCrae's 'Mayfield' (1841) and Edward Curr's 'St Helier's' (1842). Hodgson's punt provided a connection to Kew on the elevated eastern side of the river. A bridge over the Yarra at Johnston Street replaced the punt c1852.

A township site at Abbotsford was surveyed in the 1850s and established as an inner-eastern suburb of Melbourne. Nestled in a deep bend of the river, Abbotsford was largely low-lying, swampy and subject to inundation. Abbotsford became part of the new City of Collingwood, established in 1855. Like the other low-lying inner suburbs of Melbourne, Collingwood developed as a predominantly working-class area. Many residents were poor and lived in sub-standard housing. Despite its middle-class beginnings, the suburb of Abbotsford similarly developed predominantly as a working-class area, with a large areas of modest single-storey terraced housing built in the second half of the nineteenth century.

From the 1870s and 1880s, Collingwood won notoriety for its gangs and larrikins. It was a subject of concern by middle-class philanthropists and a number of welfare services operated in the area. The suburb was portrayed as 'Carringbush' in Frank Hardy's thinly veiled but epic fictionalised account, *Power Without Glory* (1942), centred around John Wren and the colourful local politics of the early twentieth century. Like other working-class areas, the population of Collingwood was hit hard by the Depression. Areas of Collingwood were earmarked as slum housing in the 1930s and these were replaced in the 1960s with multi-storey housing towers built by the Housing Commission of Victoria.

Abbotsford became an important site of industry and its industrial development that had commenced with John Dight's mill race in 1839. Other notable industries included the Abbotsford brewery, which opened in 1904, and the Kodak processing factory. Government and Catholic primary schools were established, as well as both government and Catholic technical schools. Commercial areas developed along Johnston Street and along the east side of Hoddle Street.

Through the 1980s, 1990s and early 2000s, the suburbs underwent a process of deindustrialisation and gentrification, which saw the conversion of a number of former factories and warehouses into apartments. Notable early examples were in Oxford Street, redeveloped in the late 1990s (O'Hanlon 2010).

Contextual history

Town halls

In Australia town halls are used for civic functions and are a focal point for the municipality, providing public meeting spaces, council chambers and, often, libraries and municipal offices. The seat of municipal government, town halls host council and public meetings, mayoral balls and other civic functions. In the absence of other facilities, they often also serve as a cinema or school assembly hall and provide a venue for local concerts, dances, theatrical performances, community singing and vaccination sessions. Although the original official administrative functions of town halls in many former municipalities have disappeared through amalgamations, the town halls—many refurbished for purposes as varied as function centres, performance spaces and tertiary institutions—continue to have an important place in local community affairs and serve as symbolic centres for their local community.

Civic buildings of the nineteenth century in Melbourne were generally designed in an academic or free classical style. Melbourne Town Hall (VHR H0001) was designed by architects Reed and Barnes in 1867. Including influences from the Second French Empire, it became a prototype for numerous suburban Town Halls built during the late 1870s and 1880s, among them North Melbourne Town Hall (1875-76, also built to a design by George Johnson), South Melbourne Town Hall (1883, designed by Charles Webb) and Collingwood Town Hall (1885-90, also built to a design by George Johnson).

LGBTIQA+ activism and advocacy

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ activism and advocacy in the City of Yarra.

> *The City of Yarra has seen and nurtured significant activism in relation to LGBTIQA+ rights. By providing safe spaces for LGBTIQA+ people and groups to meet and organise themselves, the city fostered extensive grassroots political activism and advocacy. This activism has ranged from direct, as in the case of dedicated, public campaigns and*

political movements, to indirect, in the sense that simply gathering together and socialising has historically been for LGBTIQA+ communities a hugely meaningful and radical act, especially prior to the decriminalisation of homosexuality in Victoria in 1981.

Fitzroy has been a particularly vibrant base for the feminist and gay liberation movements since the 1970s. The Women's Cultural Palace at 74 Moor Street, Women's Liberation Centre at 28 Gertrude Street, and the Gay Liberation Centre sites at 23 Davis Street, Carlton North and then 259 Brunswick Street, offered crucial spaces for people to meet and plan protests and advocacy (Willett et al 2021: 32, 110). Fitzroy-based community radio station 3CR has produced numerous programs over the years with a focus on political issues relating to LGBTIQA+ communities.

In the 1980s, 193 Smith Street, Fitzroy was home to feminist printer and publisher Sybylla Press and graphic design studio Correct Line Graphics, both of which supported women's, gay and lesbian activist organisations to disseminate political news, information and journalism (Willett et al 2021: 34). Retail outlets such as Fitzroy's Hares & Hyenas and Shrew Women's Bookshop also disseminated political, consciousness-raising literature and information relating to LGBTIQA+ issues (Willett et al 2021: 110).

While these sites encouraged activism to flourish, there are other sites in the City of Yarra that have seen direct, radical action around LGBTIQA+ rights. The Victorian Secondary Teachers Association (VSTA), which had its headquarters in Richmond, ran a range of dedicated campaigns to support and advocate for gay teachers (Camp Ink, Issue 38, September 1976). The Technical Teachers Association of Victoria (TTAV) headquarters in Keele Street, Collingwood was also the site of gay rights campaign planning and activism (N Henderson, pers., comm, June 2023).

In the 1980s, some of the City of Yarra's sex-on-premises venues, including Club 80, were forced to campaign for the right to operate, in response to targeted police raids (Age, 14 February 1986: 11). Retail business Lucrezia & De Sade also campaigned against police and council harassment regarding sexualised content in their Christmas window display (Consultation, Lucrezia & De Sade, 30 May 2023).

HIV/AIDS stimulated a powerful movement of LGBTIQA+ activism, with organisations like the Victorian AIDS Council (VAC), Gay Men's Health Centre, and People Living with AIDS Victoria, which shared offices in Collingwood, advocating for the de-stigmatisation of HIV/AIDS and the rights of LGBTIQA+ people to targeted, sensitive health care and medical services (Poulton et al 2013: 34). The continual support of LGBTIQA+ businesses in the City of Yarra for HIV/AIDS organisations can be viewed through this activist lens, particularly so in the early years of the AIDS crisis when the role of these organisations was acutely political in nature.

The Laird has been a steady partner of VAC (now Thorne Harbour Health) since the organisation held its inaugural meeting there in 1983. The venue has held significant fundraising initiatives over many years, such as the slave auction for VAC's David Williams Fund ('30 Years of the Laird Hotel', 2010). The Keith Haring mural in Johnston Street, Collingwood is a further example of political expression around HIV/AIDS issues.

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise

the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The Collingwood Town Hall is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

The Collingwood Town Hall at 140 Hoddle Street, Abbotsford is located at Crown Allotment 66 in the Parish of Jika Jika, County of Bourke.

Crown Allotment 66 was first purchased in 1839 by PL Campbell, who also purchased the adjoining Allotment 65 at the same time. Crown Allotment 66 was exactly 27 acres at the time of purchase, and bordered Hoddle Street to the west.

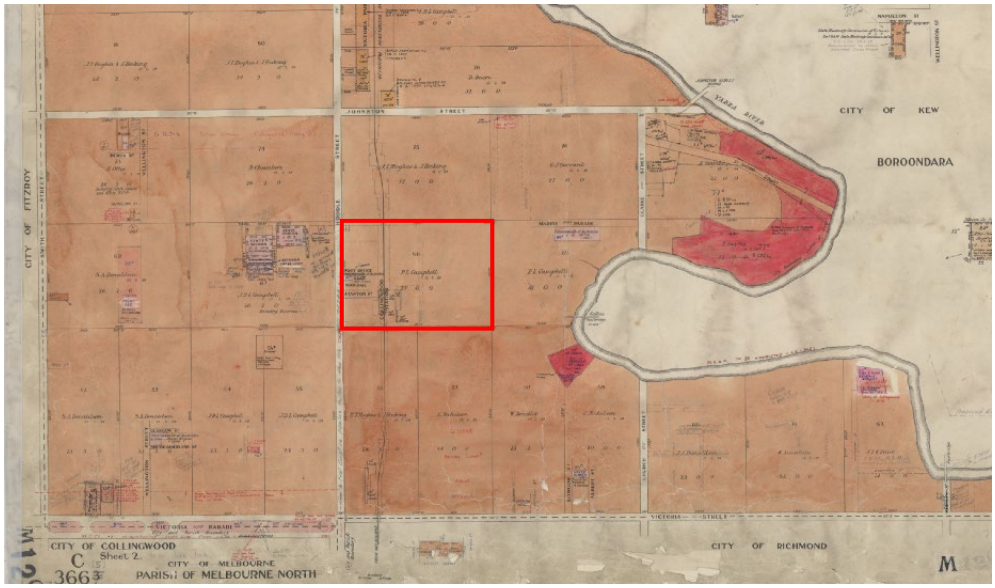


Figure 2. Detail of Parish Map Jika Jika M12C showing Crown Allotment 66 outlined in red. (Source: Public Record Office Victoria)

A site of approximately 7 acres of land fronting Hoddle Street was purchased by the Collingwood Council for the sum of £7000, purchased from John Budds Payne (Allom Lovell 1998:35). The site was chosen for its superior, central position to be the location of the new town hall (*Herald* 21 March 1887:4; *Argus* 29 March 1887:10).

However, there was much debate around the proposed site for the new Town Hall. In 1884 a deputation of Collingwood ratepayers sought an audience with the Minister for Public Works to present a petition signed by over 1200 people opposing the chosen location on Hoddle Street (*Argus* 24 July 1884:10).

But after a several years of debate, a consensus was finally reached and a vote was held to approve taking a loan of £40,000 for the construction of a Town Hall on this site (Collingwood Historical Society 2014:2).

A competition was held for the design of the new building with 33 entries received. First and second prize designs were chosen and awarded prizes, however, the design that was eventually used was one selected by the city surveyor Mr Tolhurst (*Herald* 21 March 1887:4).

Designs for the Collingwood Town Hall were prepared by architect George Johnson. Johnston was noted for his prolific work across Victoria including town halls in North Melbourne, Northcote, Daylesford and Maryborough as well as a later addition to the Fitzroy Town Hall (Collingwood Historical Society 2014:3; VHR H0140).

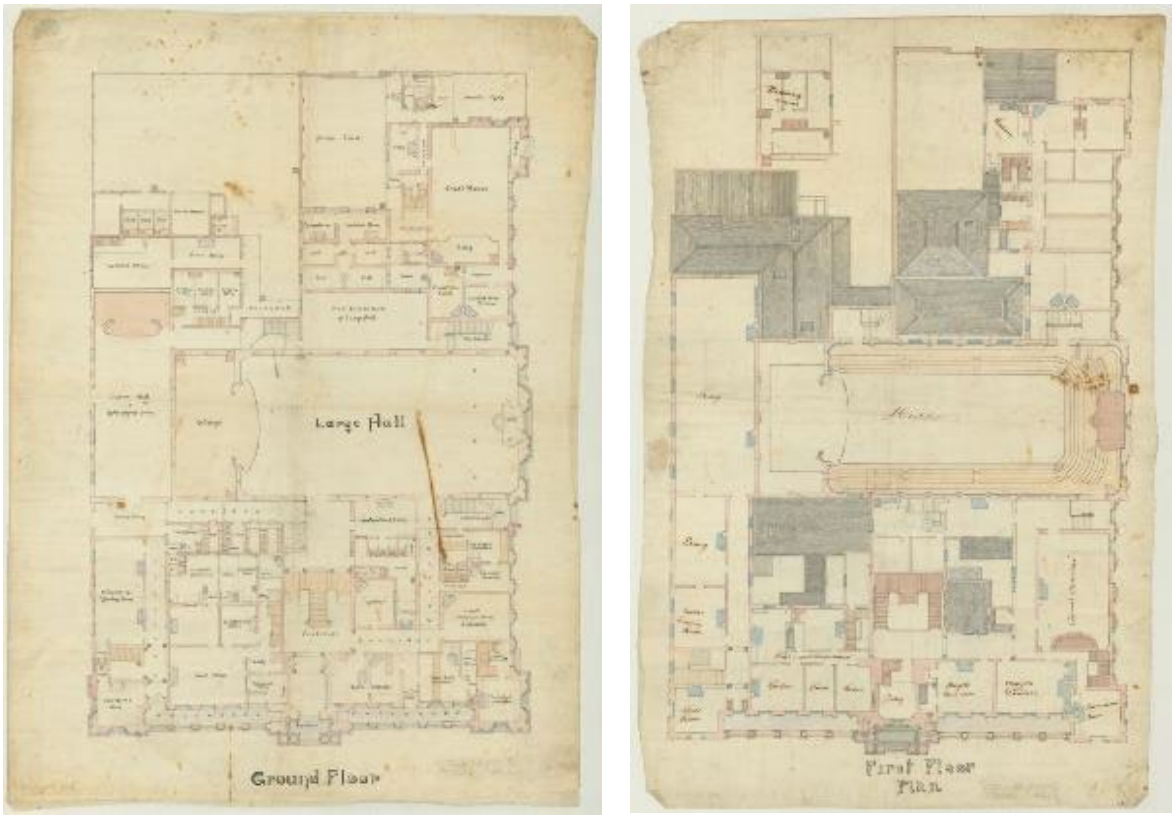


Figure 3. Architectural drawings from George Raymond Johnson, Collingwood Town Hall, c1885. (Source: State Library Victoria)

James Moore was awarded the contract to build the Town Hall for £35,000. The Victorian Government contributed £8000, as the new municipal building would also house the post and telegraph office, police station and courthouse. This shared arrangement was common during the nineteenth century (*Age* 29 March 1887:6; Collingwood Historical Society 2014:2).



Figure 4. Laying of the foundation stone for the new Collingwood Town Hall, 16 July 1885. (Source: Yarra Libraries, CL PIC 60)

The foundation stone for the new building was laid on 16 July 1885. The large ceremony included a number of spectators and councillors. Mayor Stanton was presented with a gold trowel with the following inscription:

> *Presented to Job Stanton Esq. J P, Mayor of Collingwood by the city council on the occasion of the laying of the memorial stone of the new town hall and public buildings, July 1885. G R Johnson, architect (Age 17 July 1885:6).*

Mayor Stanton remarked on the occasion that there was no doubt once the Town Hall was completed that 'Collingwood, instead of being noted for its lethargy, would be one of the first suburban cities in Victoria' (*Age* 17 July 1885:6).

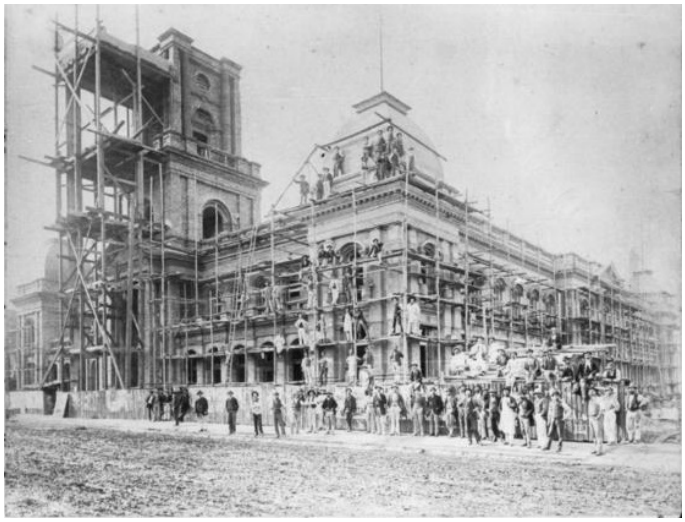


Figure 5. Work in progress on the new Collingwood Town Hall, c1886. (Source: Yarra Libraries, CL PIC 245)

The Town Hall was completed and officially opened on 29 March 1887. The new building occupied around 200 square feet of the town hall reserve site, facing onto Hoddle Street and almost equidistance from Victoria Parade and Johnston Street (*Argus* 29 March 1887:10).

The completed building included an impressive 150-foot clock tower, heavily ornate ironwork by Monteath and Sons of South Melbourne, and a large hall with balcony seating for 350 people as well as a permanent stage with space for an audience of up to 1400 (*Argus* 29 March 1887:10; VHD H0140).

At the time of opening, the clock and its four dials were not installed. It was not until 1889 that these were installed by Government Astronomer Robert Ellery. The clock itself may have originally come from the Melbourne General Post Office (VHD H0140; Collingwood Historical Society 2014:12). The Town Hall also had a bell, cast by Mears and Stainbank at the Whitechapel Foundry in London and installed in 1890 (Collingwood Historical Society 2014:13). When it was completed, the Town Hall was described as 'one of the largest and handsomest near Melbourne' (cited in Graeme Butler and Associates 2007:42).

The new Town Hall complex included municipal offices, a library (including a ladies' reading room), courthouse and post office. The library was the Collingwood Free Public Library established in 1860 in the original municipal building on Johnston Street. In 1869 it was relocated to Smith Street, before moving to the Town Hall, where it had over 3700 volumes and around 50,000 visitors per year. The library remained onsite until 1978 (Collingwood Historical Society 2014:7–8).

Over the years the building has undergone changes and updates. In 1938 extensive renovations were undertaken by AC Leith and Bartlett, which included structural alterations—removing the staircase that led from the downstairs foyer and adding a large supper room on the east side. There were also decorative changes reflecting the Moderne/Art Deco influence of the era. The best example of this is the main foyer and main hall (Collingwood Historical Society 2014:3; VHD H0140)

Significant external renovations and restoration work was undertaken in the 1980s by master plasterer Larry Harrigan (Collingwood Historical Society 2014:3).



Figure 6. Restoration works, 1980s. (Source: Yarra Libraries, CL PIC 439)



Figure 7. Restoration works, 1980s. (Source: Yarra Libraries, CL PIC 438)

As well as its important civic functions, the Collingwood Town Hall has played an important social role for the Collingwood community, being the site of many large meetings, performances, and events such as debutante balls, dances, fundraising events, bazaars and political events (Collingwood Historical Society 2014:15).

The Collingwood Town Hall has also been connected to LGBTIQA+ communities since the 1970s, when Melbourne Gay Liberation held dances and fundraisers at the place ('Melbourne Gay Liberation Newsletter', issue 9, April/May 1974:2). Following a dance in 1974, Melbourne Gay Liberation were reported to 'not be allowed back at Collingwood Town Hall', but the group returned and went on to host many dances at the venue during the 1970s ('Melbourne Gay Liberation Newsletter', issue 9, April/May 1974:2; *Outrage*, October 1990:10). Since the 1980s the Town Hall has held many HIV/AIDS-focused meetings and events, including Gay Men's Health Centre meetings and Victorian AIDS Council (VAC) events. For many years it was the site of the Laird Hotel's fundraising auction for the VAC's David Williams Fund ('Victorian Aids Council News', vol. 1, no. 1, May-June 1991:1). Lesbian events have also featured regularly, including International Lesbian Day celebrations from 1990 and the Satin and Silk Ball from 2001 (*Gayzette* September 1990, Issue 78; *Lesbiana* February 2001, Issue 98). These events form part of the Collingwood Town Hall's long history as a site for radical women, and feminist and lesbian social and political gatherings.

Queer dance groups, including the Rainbow Cloggers and gay and lesbian DanceSport competitors, have partied in ballroom. LGBTIQA+ music has also found a comfortable home at the Town Hall,

including a 1981 fundraiser for the all-female punk outfit Toxic Shock, and the Melbourne Gay and Lesbian Chorus, which has a long association with the space (‘Gay Community News’, vol. 3, issue 8, October 1981:17). Many LGBTIQA+ patrons have also utilised the space when visiting the OzKink Fest, which has been held at the Collingwood Town Hall over a number of years (BJ, pers. comm., 17 May 2023).

Queer Aboriginal woman Lisa Bellear is also part of the history of the Collingwood Town Hall. She was possibly the first Aboriginal person to become a local councillor when she won election to the Collingwood City Council in 1988 (Kruger 2023).

A monthly LGBTIQ+ Elders Dance Club is held at the Collingwood Town Hall (All the Queens Men 2024).

Like its sister town hall in Fitzroy, Collingwood Town Hall is a place of extensive social, political and community activity and is held in the memories of countless LGBTIQA+ people from the City of Yarra and beyond.



Figure 8. Almost complete Town Hall (missing clock faces), c1887. (Source: Yarra Libraries, CL PIC 505)



Figure 9. Fancy dress ball, Collingwood Town Hall, c1920-30. (Source: Yarra Libraries, CL PIC 280)

George Johnson (1840-1898)

The following biography of architect George Raymond Johnson is taken from the Australian Dictionary of Biography, Supplementary Volume, Melbourne University Press, 2005, pp 202-203, *'Johnson, George Raymond (1840 - 1898)', written by George Tibbits and Peter Johnson*

> *George Johnson, architect and surveyor, was born in 1840 in Middlesex. He was articled to George Hall, architect to the Midlands Railway Co., and then worked in London, before leaving for Queensland in 1862. In Brisbane he joined John Townsend Godfrey as a house- and ship-builder and claimed experience in both London and New York. In 1863 they had contracts for the Toowoomba Gaol, Woogaroo Asylum and Woogaroo Congregational Church, but the partnership was insolvent by April 1864. In 1865 Johnson was at Bowen and next year was licensee of the Criterion Hotel, Townsville.*

Again in financial difficulties, in 1867 he moved to Melbourne, where he began modestly, building cottages, villas and small hotels; he may have gained clients through Masonic connections, though many commissions came from competitions. His earliest works included cottages for the Old Colonists' Association (1869), Fitzroy; the Eastern Arcade (1872), Bourke Street; the New German Club (1878), Adelaide; and the Austin Hospital for Incurables (1881), Melbourne.

His town halls mostly had landmark towers and the distinctive and powerful designs that sustained Johnson's reputation. They were at Hotham (North Melbourne, 1875), Collingwood (1885), Fitzroy (1887, an addition to the first part by W. J. Ellis) and Northcote (1888), in Melbourne, and at Daylesford (1882), Maryborough (1887) and Kilmore (1893). These were all classical designs with bold and rich character from Johnson's mannerist palette, an idiom in which he was a master. Another of his dominating classical works, featuring giant Corinthian pilasters, was the Metropolitan Meat Market (1879), North Melbourne.

He was a prolific architect of theatres, long since demolished or radically altered, including the Prince of Wales Opera House (1872), the Cyclorama (1888) and the Bijou Theatre (1889), Melbourne, the Theatre Royal (1878), Adelaide, the Criterion Theatre (1886), Sydney, and the early plans for Her Majesty's opera houses in Sydney (1883) and Brisbane (1884). Johnson's greatest contemporary acclaim came from his design for the extensive and wonderful Centennial Exhibition complex (1887), which he added with sensitive deference to the northern side of the earlier Exhibition Building (1880), by Reed & Barnes.

During the financial depression of the early 1890s, Johnson sought opportunities elsewhere. In Western Australia he worked on the Theatre Royal (1896), Perth. While returning to Melbourne in the Pilbarra, he took ill and died of septicaemia on 25 November 1898 at sea.

Description and integrity

The Collingwood Town Hall is located on the south side of Hoddle Street between Stanton Street and the Town Hall Reserve with Eddy Court running along its rear boundary. Built in 1885–90 to a design by architect George Raymond Johnson the Collingwood Town Hall complex comprises the town hall, former library, municipal offices, former court house and former post office. Influenced by the French Second Empire style which became popular in Australia from the mid-1860s for many public buildings, the unaltered exterior of the Collingwood Town Hall is becoming relatively rare as it remains substantially intact to its 1887 build date including its unpainted render.

Designed in the Victorian free classical style, Collingwood Town Hall is two storey in height with a multi-hipped slate roof and covers almost all of its rectangular site. Set on an elevated bluestone plinth, the building’s principal façades are richly modelled with classical motifs derived from the classical language of architecture that have been idiosyncratically combined. These include, but are not limited to, giant order columns and pilasters with Corinthian capitals, arcaded porches, balustraded parapets, floral wreaths, rosettes, rusticated banding and open segmental pediments above the windows.

Along Hoddle Street, the building is symmetrically arranged around a central portico surmounted by a three staged tower with a French Second Empire style zinc sheeted roof topped with a cast iron lace

balustrade and flag pole. The tower is set with a clock which may be the original clock from the Melbourne General Post Office which was removed from that building in 1890.

Stretching out from the portico, colonnaded recessed wings terminate with square pavilions with high mansards roofs clad in fish scaled slates and topped with ornate iron cresting.

The Stanton Street façade is also symmetrically arranged with a central pedimented entrance to the Town Hall set with the Royal coat of arms. Square pavilions with mansard roofs of fish scale slate demarcate the ends of this elevation which exhibits a similar extravagance of applied classical detailing to its Hoddle Street counterpart.

The building's northern façade facing Town Hall Reserve is of stucco but stripped of all classical detailing presenting a utilitarian unadorned wall of vertically proportioned window and door openings. The rear elevation along Eddy Court is of face brick and is set with similarly proportioned openings.

Overall, the Collingwood Town Hall is highly intact to its original 1887 built form with very few changes visible. Importantly its original stucco finish remains unpainted.



Figure 10. View looking north along Hoddle Street showing clock tower (Source: GML March 2023)



Figure 11. View looking east along Stanton Street (Source: GML March 2024)

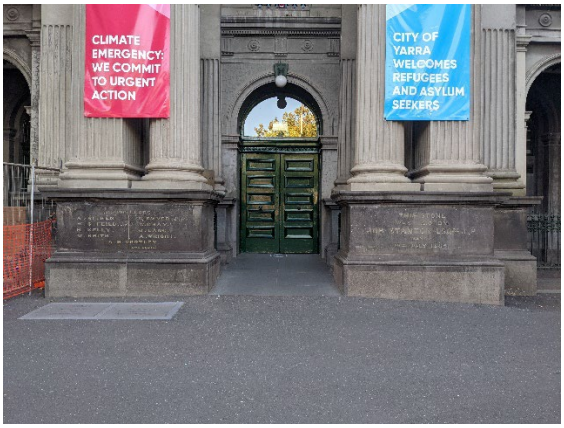


Figure 12.Deatil of main entrance to Town Hall along Hoddle Street showing foundation stones (Source: GML March 2024)



Figure 13. North west corner of Town Hall along Hoddle Street (Source: GML March 2024)



Figure 14. View looking east along Town Hall Reserve (Source: GML March 2024)



Figure 15. South east corner of Town Hall (corner of Stanton Street and Eddy Court) (Source: GML March 2024)

Assessment of the local-level cultural heritage significance of the place (Planning Practice Note 1)

Comparative analysis

The Collingwood Town Hall has served as a gathering place for the LGBTIQA+ community since the 1970s. It was a regular venue for Melbourne Gay Liberation dances and fundraisers since at least 1974. It held many HIV/AIDS-focused events, and has been a meeting place for queer political, music and social events since the 1980s.

The Collingwood Town Hall is noteworthy as a place which accommodated LGBTIQA+ events in the 1970s—prior to the decriminalisation of homosexuality in Victoria in 1981—at a time when simply gathering together was a meaningful and radical act for LGBTIQA+ communities. Within Yarra, the place is comparable to the San Remo Ballroom which was also used as a venue for queer dances

and fundraisers, and similarly early, since the 1970s. Likewise, the Fitzroy Town Hall was a venue for queer and feminist community events, although slightly later, from the early 1980s.

It is important to note that open or mainstream acceptance of queer people in Australia has been hard won over many decades, through grassroots activism from the 1970s. While the Collingwood Town Hall was a venue for Melbourne Gay Liberation dances and fundraisers in the 1970s, they were on occasion, barred from using the venue ('Melbourne Gay Liberation Newsletter', issue 9, April/May 1974:2). It was not until the 1980s and 1990s that the LBGTIQA+ community openly benefited from, and were connected to the Town Hall.

Further, the residential population of areas such as Fitzroy and Collingwood, has long been strongly left-wing and socially progressive, and has long supported the interests of socially disadvantaged groups such as refugees, immigrant groups, tenants, and later the LBGTQIA+ community. These areas also have a strong history of social welfare, which was long established due to the area's historical experience of poverty.

The use of the Collingwood Town Hall by the LGBTIQA+ community as a gathering place for events and meetings over a four decade period, like the Fitzroy Town Hall, serves to reflect the place's central and symbolic role for the community, and its long history as a gathering place within the municipality generally. The place's association with diverse groups within the LGBTIQA+ community over time reflects the diversity of the local LGBTIQA+ community and how this has evolved from the late twentieth century. The amalgamation of local government areas in Victoria in 1994, left a number of large town hall buildings with vacant space due to the consolidation of local government administration. Since then, the town halls of Fitzroy and Collingwood have assumed a greater role in supporting community organisations and services—including organisations that may have been outside of the traditional remit of local government such as not-for-profits and creative organisations, in addition to its uses by the LGBTIQA+ community.

Understanding the historical and continued use of the place by the LGBTIQA+ community enriches our understanding of the history of the Collingwood Town Hall as a municipal and civic centre and locus for community events and activities. The historical and continued use of the place by the LGBTIQA+ community, however, is not differentiated in the built fabric of the place from other uses, including as a gathering for other community social or political events. In this way, the evidence of the association with the LGBTIQA+ community is embodied in the same built fabric that is recognised as being of historical, architectural, aesthetic and social significance as a Victorian era town hall complex, which remains in use today, which is captured in the Statement of Significance in the Victorian Heritage Register (H0140).

Assessment of the State-level cultural heritage significance of the place (Heritage Act 2017 section 40(3)(c))

The Collingwood Town Hall at 140 Hoddle Street, Abbotsford is included in the Victorian Heritage Register (H0140) as a place of historical, architectural, aesthetic and social significance to the State of Victoria.

A place or object is assessed at the State level against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*. A place or object must satisfy the tests of at least one criterion in order to meet the State level threshold for inclusion in the VHR.

The purpose of this assessment is to determine if the place's historical and social associations with the LGBTIQA+ community in Victoria satisfies the tests for State level significance set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*—in its own right—in order to warrant an application to amend the VHR Statement of Significance for the place (H0140).

Discussion

Noting the above discussion and analysis of the place in the local context, it is evident that the Collingwood Town Hall has long been a gathering place for the local community since its completion in 1890—and that this included the LGBTIQA+ community initially in 1974, and then from the 1980s when the LGBTIQA+ more actively and openly used the town hall.

In comparison to other inner city town halls more broadly, North Melbourne, Prahran and St Kilda town halls were also reported to have been venues for queer organised and focused events from 1974, 1976 and 1978, respectively (*Gayzette* 17 October 1974, Issue 19; *Campaign Australia* June 1976, Issue 10; *Campaign June* 1978, Issue 33). Into the 1980s, this included Northcote (1982), Fitzroy (1983) and Melbourne (1985) town halls (*Lesbian Newsheet*, July 1982; *Outrage* May 1983, Issue 2; *Outrage* August 1985, Issue 27). Of these examples, Melbourne and Fitzroy town halls are also included in the VHR (H0001 and H0147). Like Collingwood Town Hall, the use by the LGBTIQA+ community from the late twentieth century is not recognised in the Statements of Significance for these places.

While social associations the use of the Collingwood Town Hall for Melbourne Gay Liberation dances and fundraisers in the 1970s, particularly prior to the decriminalisation of homosexuality in 1981, is noteworthy, it does not demonstrate a clear association with this movement which can be understood better than most other places or objects in Victoria. The Collingwood Town Hall was one of small number of venues used for queer organised and focused events from the 1970s. Further, Melbourne Gay Liberation was one of several activist groups which sought to advance the rights and interests of queer people in Victoria in the late twentieth century. Their activism work at the Collingwood Town Hall, while important, would not be sufficient to demonstrate an association with queer activism better than most (place or objects) in Victoria, in particular when compared to the large collection of objects associated with queer activism in Victoria held by the Australian Queer Archives.

Further, into the 1980s, the use of the place by the LGBTIQA+ community was quite broad and diverse, rather than being connected to one specific event, phase, period, movement or way of life which has made a strong or influential contribution to Victoria. This is a requirement for meeting the first tests for Criterion A before the state level test for historical significance.

In this way, the place is also unlikely to meet the state level tests for Criterion G for social significance. While the local LGBTIQA+ community may invest meaning in the Collingwood Town Hall, through the use of the place for gathering and for queer organised and focused events, this use does not strongly contribute to Victoria's identity. Further, in order to meet the tests for Criterion G at a state level for social significance, the social value of the place must also resonate (or exert an influence) beyond the LGBTIQA+ community and into the broader Victorian community

Overall, the Collingwood Town Hall has been an important gathering place for the LGBTIQA+ community within Yarra which has increased their visibility. However, this historical and continuing association is unlikely to meet the relevant tests for State-level significance.

Recommendations

Specific recommendations for this place include:

- Retain HO17 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0140).
- Update the Hermes Orion listing 101651 (City of Yarra) to include the place history (prepared as part of this citation) as an attachment.
- Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
- Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Fitzroy Town Hall

Prepared by: GML Heritage

Address: 201 Napier Street, Fitzroy	
Name: Fitzroy Town Hall	**Inspection date:** March 2024
Place Type: Government and Administration	**Architect:** William J Ellis; George Raymond Johnson (extensions); William Pitt (balcony)
Significance: Victorian Heritage Register (H0147); Heritage Overlay (HO180)	**Builder:** James Moore (extensions)
Extent of Overlay: HO180	**Construction Date:** 1873; 1887–1890



Figure 1. Fitzroy Town Hall, 201 Napier Street, Fitzroy. (Source: GML March 2024)



Figure 2. Fitzroy Town Hall, 201 Napier Street, Fitzroy. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes from the *City of Yarra Heritage Review Thematic History* (1998):

5 Local Council and Council Services

5.1 The establishment of a religious spiritual network

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

Activism and advocacy

Social life, recreation and gathering places

Locality history

Fitzroy

The area occupied by Fitzroy is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin nation. The Woi-wurrung name for the area is recorded as Ngár-go, meaning 'high ground' (Gibson et al, 2018).

Originally known as Newtown and surveyed for residential development in 1842, Fitzroy claims the title of Melbourne's first suburb. Originally within the City of Melbourne, the municipality of Fitzroy was declared in 1858. Remnant public buildings from this era include the Fitzroy Town Hall in Napier Street.

Through the nineteenth century, Fitzroy developed as an area of mixed housing. Its early association with the City of Melbourne meant that early dwellings were subject to more stringent building regulations. Parts of South Fitzroy were well-to-do, with streets of fine double-storey terrace houses. An early terrace row in Nicholson Street — 'Royal Terrace', built in 1860 — is listed on the Victorian Heritage Register.

As Melbourne's industrial base expanded, Fitzroy became a centre of manufacturing and developed a strong working-class identity. Further industrial development in the early twentieth century saw more factories operating in the area. Factories were built throughout the suburb, alongside small single-fronted workers' cottages. Much of the housing was cramped and crowded, with little open areas for recreation.

When Aboriginal people left the various missions and reserves in Victoria and NSW in the 1920s and 1930s, many were drawn to Fitzroy on accounts of its cheap rentals and the rapidly developing network of Aboriginal people in the area who pooled together to find work and accommodation. As a result, Fitzroy became an early centre of Aboriginal solidarity and activism.

By the early twentieth century, Fitzroy had earned notoriety as a slum. This raised concerns from government and church welfare groups and was reported on by the Slum Abolition Board in 1939. Public housing towers built by the Housing Commission of Victoria in early 1960s replaced a large area of 'slum' housing, which was demolished in the face of local community opposition.

Owing to its affordable housing, Fitzroy was favoured by new migrants from Italy and Greece in the 1950s and 1960s. By the 1960s and 1970s, the local demographic shifted again as many European migrants moved from Fitzroy to suburbs further out. By this time, Fitzroy was an economically depressed area had a large supply of small working-class cottages available as cheap housing. The area was favoured by artists and students on account of its affordability. It became renowned for its bohemian character and alternative life-stylers, and this was echoed by many of the shops and cafes on Brunswick Street, Gertrude Street and Smith Street that provided alternative foods and fashions. Brunswick Street has been the focus of the Fringe Festival since c1989.

From the 1980s, Fitzroy saw the beginnings of gentrification. Through the 1990s, many former factories, such as the MacRobertson Confectionery Factory, were converted into apartments.

Contextual history

Town halls

In Australia town halls are used for civic functions and are a focal point for the municipality, providing public meeting spaces, council chambers and, often, libraries and municipal offices. The seat of municipal government, town halls host council and public meetings, mayoral balls and other civic functions. In the absence of other facilities, they often also serve as a cinema or school assembly hall and provide a venue for local concerts, dances, theatrical performances, community singing and vaccination sessions. Although the original official administrative functions of town halls in many former municipalities have disappeared through amalgamations, the town halls—many refurbished for purposes as varied as function centres, performance spaces and tertiary institutions—continue to have an important place in local community affairs and serve as symbolic centres for their local community.

Civic buildings of the nineteenth century in Melbourne were generally designed in an academic or free classical style. Melbourne Town Hall (VHR H0001) was designed by architects Reed and Barnes in 1867. Including influences from the Second French Empire, it became a prototype for numerous suburban Town Halls built during the late 1870s and 1880s, among them North Melbourne Town Hall (1875-76, also built to a design by George Johnson), South Melbourne Town Hall (1883, designed by Charles Webb) and Collingwood Town Hall (1885-90, also built to a design by George Johnson).

LGBTIQA+ activism and advocacy

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ activism and advocacy in the City of Yarra.

> *The City of Yarra has seen and nurtured significant activism in relation to LGBTIQA+ rights. By providing safe spaces for LGBTIQA+ people and groups to meet and organise themselves, the city fostered extensive grassroots political activism and advocacy. This activism has ranged from direct, as in the case of dedicated, public campaigns and political movements, to indirect, in the sense that simply gathering together and socialising has historically been for LGBTIQA+ communities a hugely meaningful and radical act, especially prior to the decriminalisation of homosexuality in Victoria in 1981.*
>
> *Fitzroy has been a particularly vibrant base for the feminist and gay liberation movements since the 1970s. The Women's Cultural Palace at 74 Moor Street, Women's Liberation Centre at 28 Gertrude Street, and the Gay Liberation Centre sites at 23 Davis Street,*

Carlton North and then 259 Brunswick Street, offered crucial spaces for people to meet and plan protests and advocacy (Willett et al 2021: 32, 110). Fitzroy-based community radio station 3CR has produced numerous programs over the years with a focus on political issues relating to LGBTIQA+ communities.

In the 1980s, 193 Smith Street, Fitzroy was home to feminist printer and publisher Sybylla Press and graphic design studio Correct Line Graphics, both of which supported women's, gay and lesbian activist organisations to disseminate political news, information and journalism (Willett et al 2021: 34). Retail outlets such as Fitzroy's Hares & Hyenas and Shrew Women's Bookshop also disseminated political, consciousness-raising literature and information relating to LGBTIQA+ issues (Willett et al 2021: 110).

While these sites encouraged activism to flourish, there are other sites in the City of Yarra that have seen direct, radical action around LGBTIQA+ rights. The Victorian Secondary Teachers Association (VSTA), which had its headquarters in Richmond, ran a range of dedicated campaigns to support and advocate for gay teachers (Camp Ink, Issue 38, September 1976). The Technical Teachers Association of Victoria (TTAV) headquarters in Keele Street, Collingwood was also the site of gay rights campaign planning and activism (N Henderson, pers., comm, June 2023).

In the 1980s, some of the City of Yarra's sex-on-premises venues, including Club 80, were forced to campaign for the right to operate, in response to targeted police raids (Age, 14 February 1986: 11). Retail business Lucrezia & De Sade also campaigned against police and council harassment regarding sexualised content in their Christmas window display (Consultation, Lucrezia & De Sade, 30 May 2023).

HIV/AIDS stimulated a powerful movement of LGBTIQA+ activism, with organisations like the Victorian AIDS Council (VAC), Gay Men's Health Centre, and People Living with AIDS Victoria, which shared offices in Collingwood, advocating for the de-stigmatisation of HIV/AIDS and the rights of LGBTIQA+ people to targeted, sensitive health care and medical services (Poulton et al 2013: 34). The continual support of LGBTIQA+ businesses in the City of Yarra for HIV/AIDS organisations can be viewed through this activist lens, particularly so in the early years of the AIDS crisis when the role of these organisations was acutely political in nature.

The Laird has been a steady partner of VAC (now Thorne Harbour Health) since the organisation held its inaugural meeting there in 1983. The venue has held significant fundraising initiatives over many years, such as the slave auction for VAC's David Williams Fund ('30 Years of the Laird Hotel', 2010). The Keith Haring mural in Johnston Street, Collingwood is a further example of political expression around HIV/AIDS issues.

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*

What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

The Fitzroy Town Hall is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin.

The Fitzroy Town Hall at 201 Napier Street, Fitzroy is located at Crown Allotment 69 in the Parish of Jika Jika, County of Bourke.

Crown Allotment 69 was first purchased in 1839 by Gordon Sandeman, which was 69 was 28 acres and bordered Smith Street to the east (Jika Jika Parish Plan, part of Fitzroy, M12A).

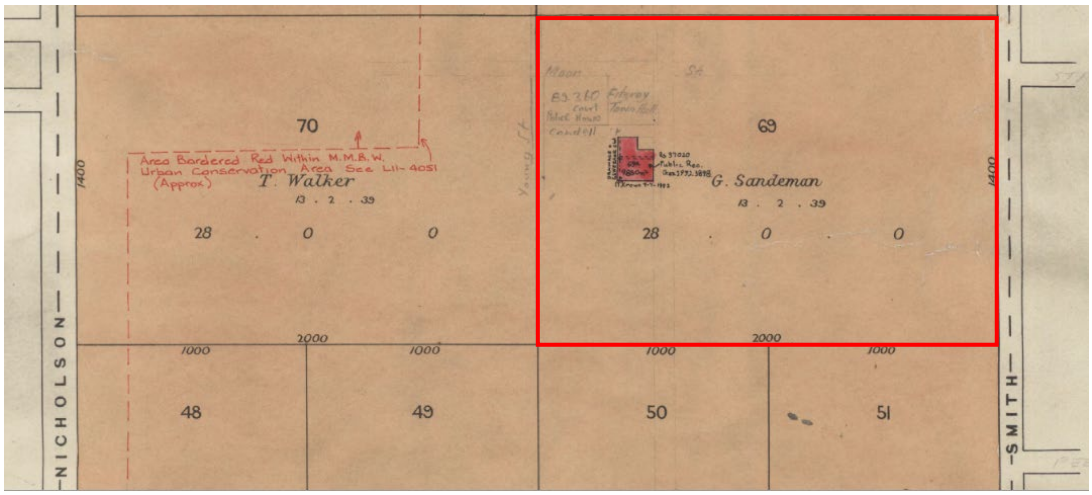


Figure 3. Jika Jika Parish Plan, part of Fitzroy, M12A showing Crown Allotment 69 outlined in red. (Source: Public Record Office Victoria)

Fitzroy became Melbourne's first suburb in 1858 and for its first few years, the Fitzroy Council met at the Royal Exchange Hotel for all council matters. By 1862 the colonial government was in the process of building a new courthouse in Fitzroy and it was suggested that an extra wing be added to accommodate municipal offices. The site for the new building was the corner of Condell and Napier streets on land that had been reserved for the municipality. The councillors were split over this decision with two of four opposing the idea that the municipal chambers would be a small wing attached the new courthouse, wanting instead a much larger and grander structure. The plan went ahead nonetheless, and the new building was erected (Allom Lovell and Associates 1992:4.13–4.14).

The idea of constructing a Town Hall was raised again a few years later. A public meeting of approximately 150 people was held in September 1866 where the following resolution was passed:

> *That this meeting is of opinion it is now time the borough of Fitzroy should possess a commodious town hall, public library and other offices for the convenience and improvement of its inhabitants* … (*Age* 15 September 1866:6).

While there was support for building a Town Hall, debate about where it should be located followed. A petition was signed by over 600 ratepayers and supported by the current Mayor and Town Clerk, petitioning for the location of the new Town Hall to be built on Brunswick Street. Arguments over the location of the town hall building were debated so much that it was even suggested (flippantly) that the town hall be 'erected on wheels and be shifted from time to time as the centre of the town changed' (Barrett 1971:71).

But in the end, it was agreed that the cheaper option was to build the Town Hall on the land already owned by the council, where the temporary municipal offices were already located. The part of the site closest to the corner of Moor and Napier streets was by this time referred to as the Council's 'market reserve' (Allom Lovell and Associates 1992:4.14). Advertisements for property sales on the corner of St David and Napier streets in 1872 included the ‘close proximity to the proposed site of the Fitzroy Town Hall’ as a selling point in the listing (*Argus* 23 December 1872:2).

The Fitzroy Council obtained a loan of £25,000 and architect William J Ellis was engaged to design the building. Ellis’ design included the hall wing and tower (Allom Lovell and Associates 1992:4.15; VHD H0147).

The foundation stone for the new building was laid on 8 July 1873 and around twelve months later, the new building was officially opened. Constructed by Nation Company the new hall was described as ‘one of the most imposing edifices surrounding Melbourne’ (*Illustrated Australian News for Home Readers* 13 April 1874:66).

> *The large public hall is 102 feet long, 47 feet wide, and 33 feet high; the council chamber is 40 feet long, 24 feet wide and 16 feet high, and has a library conveniently placed of 40 feet by 20 feet by 16 feet. The clock tower, which has four stories, and an open pillared mansard roof, encircled by an ornamental iron railed balcony, is 17 feet 6 inches by 13 feet 6 inches in area, and 104 feet high … The portico, which stands prominently out from the main building, has six Corinthian columns, each 28 feet high, approached by a broad handsome flight of cut bluestone steps from the street. The interior of the hall is ornamented with Ionic pilasters, having a coved ceiling and enriched panels* (*Illustrated Australian News for Home Readers* 13 April 1874:66).



Figure 4. Fitzroy Town Hall, 1874. (Source: State Library Victoria, IAN20/04/74/68)

A ball was held to officially open the new building with almost 1000 people in attendance (*Weekly Times* 4 July 1874:11). The new building became an important place of recreation and entertainment as well as municipal and civic functions, with groups like the Fitzroy Philharmonic Society performing regularly (*Age* 30 June 1976:3; Allom Lovell and Associates 1998:97).



Figure 5. Opening Ball, Fitzroy Town Hall, 1874. (Source: State Library Victoria, IAN13/07/74/117)

It was not long, however, before the Town Hall in its 1874 form needed to change. Another loan of £20,000 was secured and this time architect George Raymond Johnson (responsible for other municipal buildings including the Collingwood Town Hall) was engaged to design extensions to the building as well as new municipal offices and library, courthouse, police station and a centrally located tower to replace the original one (VHD H0147; Allom Lovell and Associates 1992:4.16). The new additions were built by James Moore in 1887–90 (VHD H0147).

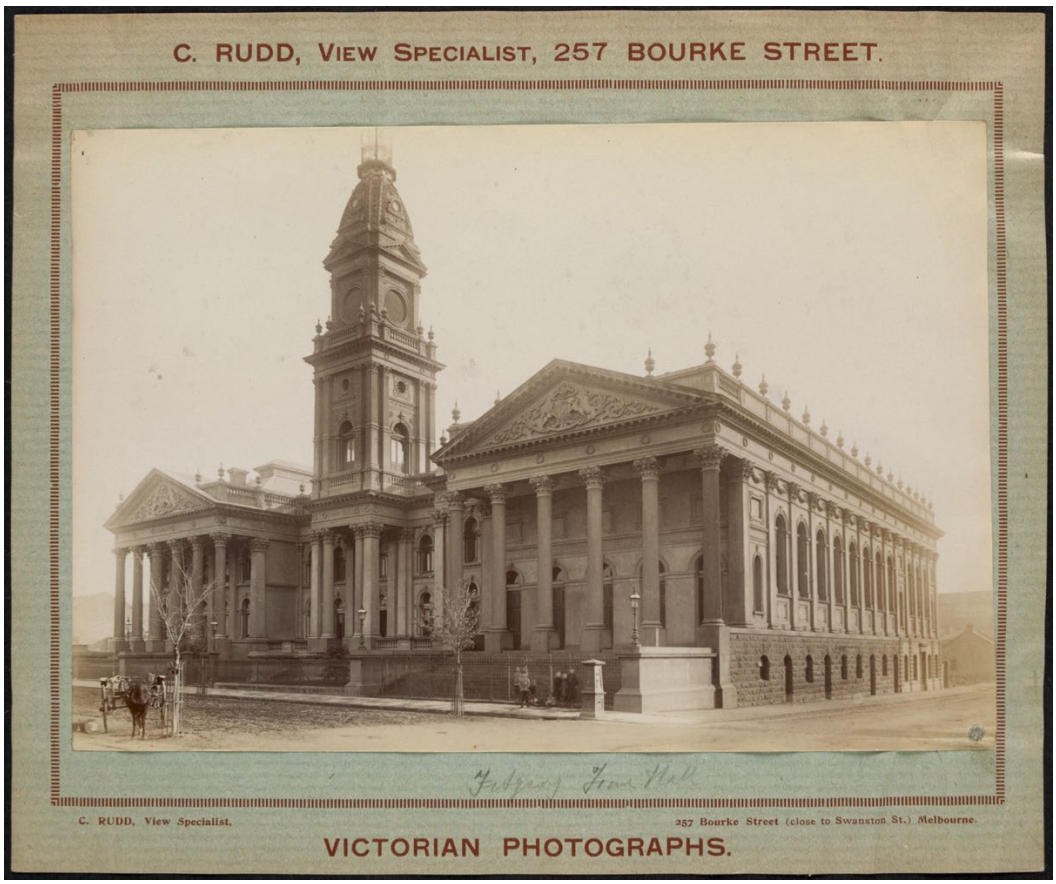


Figure 6. Fitzroy Town Hall, c1892–1900. (Source: State Library Victoria, H39357/230)

In 1911, further changes were made with the enlargement and redecoration of the main hall, and the addition of a new balcony designed by prominent architect William Pitt (Johnson, GR and Pitt, W 1887–1911). Another ball was held to celebrate the new hall on 12 June 1912.

> *The hall has been made considerably longer, and a balcony has been added, which was much appreciated by onlookers, who had a fine view of the dancers from it. The walls are in a soft dull tone of pale blue, relieved with ivory, these being the only colours employed, except gold, which is judiciously used in small quantities. The effect is very chaste yet bright …* (*Table Talk* 20 June 1912:8).

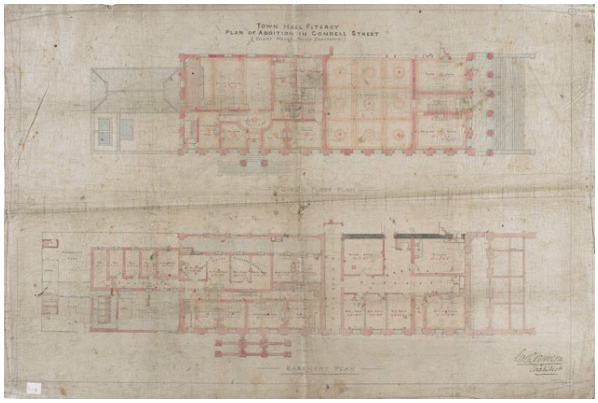


Figure 7. Architectural designs for extension to the Fitzroy Town Hall, George Johnson, 1887. (Source: State Library Victoria)

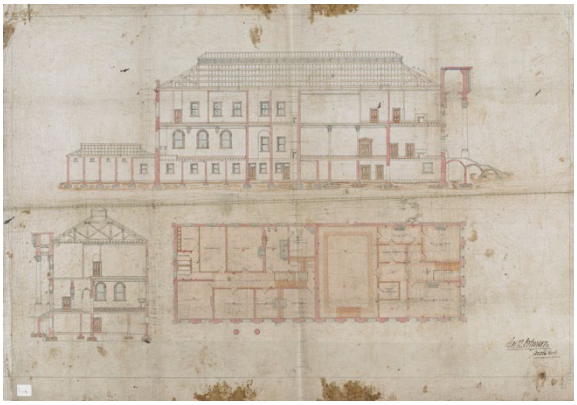


Figure 8. Architectural designs for extension to the Fitzroy Town Hall, George Johnson, 1887. (Source: State Library Victoria)

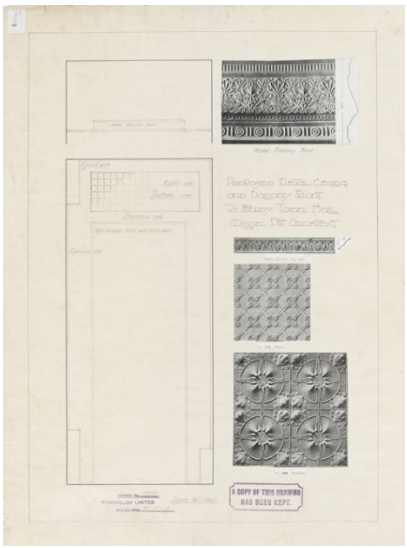


Figure 9. Architectural designs for alterations to Fitzroy Town Hall, William Pitt, 1911. (Source: State Library Victoria)

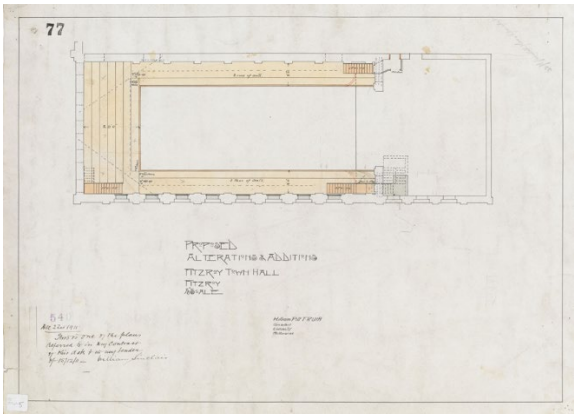


Figure 10. Architectural designs for alterations to Fitzroy Town Hall, William Pitt, 1911. (Source: State Library Victoria)

The changes in 1890s and 1910s meant that the Town Hall was even more accessible for other aspects of the Fitzroy community including the Curlew Club and the Rifle Club as well as private performers and entertainers (Allom Lovell and Associates 1998:97). The site was an important venue for social and recreational events and entertainment for the Fitzroy and surrounding communities.

Over the years the Fitzroy Town Hall has also been the site of many events of local and national importance. In 1915, during the First World War, the local council resolved to offer sections of the hall to the Department of Defence for use as a hospital if the need arose (*Age* 27 July 1915:8). The Town Hall has been used as a vaccination hub on a number of occasions when virulent outbreaks of disease have disrupted the community including smallpox in 1913, influenza 1919, diphtheria in 1952 and COVID-19 in 2021 (*Argus* 21 July 1913:13; *Argus* 29 January 1919:7; *Age* 19 June 1952:7; City of Yarra 2021)

While it is very likely that members of the queer community were among those citizens who enjoyed the facilities, performances and civic services offered at the Fitzroy Town Hall, it was not until the later twentieth century during the time of LGBTIQA+ activism and visibility, that the queer community openly benefited from and was connected to the Town Hall site.

The progressive Fitzroy Council opened up the Fitzroy Town Hall to a number of queer and feminist community events, including International Women's Day gatherings from 1978 and Gay Legal Rights Coalition annual general meetings from 1983 (*Lesbian Newsletter* March 1978, Issue 9; *Outrage* May 1983, Issue 2). The election in 1984 of Australia's first openly gay mayor, Cr Ralph McLean, was important as a symbol demonstrating the City's openness to queer life and experience, and McLean was a prominent advocate for gay rights and social justice (Willett et al 2021:60). The Fitzroy Town Hall was also the starting point for the Australian AIDS Memorial Quilt national tour in October 1989, which was designed to raise awareness and funds for the treatment of HIV/AIDS (*Melbourne Star Observer* 22 September 1989).

In late 1998, Midsumma relocated their head office to the Fitzroy Town Hall. Through this partnership with the City of Yarra, the Fitzroy Town Hall was not only Midsumma's base, but an event hub over many festivals. Many Midsumma experiences took place there, including the Lemontwists lesbian comedy show and Writing Queer. Midsumma remained at the Fitzroy Town Hall for eight years until 2006, when it was relocated to the Abbotsford Convent, another location supported by the City of Yarra.

Since 2006, the Fitzroy Town Hall has had its doors open to an ongoing list of LGBTIQA+ events. Some of these include:

- Monthly 'LGBTIQ+ Elders Dance Club'
- Oz Kink Fest, which spent its first decade at the Fitzroy Town Hall, starting in 2008
- Dance Cats, same sex dance competition, 2009
- Melbourne Leather Pride Gala, 2011
- Multicultural Queer Australia panel discussion, 2018
- Homophonic! RESPECT LGBTIQA+ music event, 2022
- Trans Day of Visibility 2023

George Johnson (1840-1898)

The following biography of architect George Raymond Johnson is taken from the Australian Dictionary of Biography, Supplementary Volume, Melbourne University Press, 2005, pp 202-203, *'Johnson, George Raymond (1840 - 1898)', written by George Tibbits and Peter Johnson*

> *George Johnson, architect and surveyor, was born in 1840 in Middlesex. He was articled to George Hall, architect to the Midlands Railway Co., and then worked in London, before leaving for Queensland in 1862. In Brisbane he joined John Townsend Godfrey as a house- and ship-builder and claimed experience in both London and New York. In 1863 they had contracts for the Toowoomba Gaol, Woogaroo Asylum and Woogaroo Congregational Church, but the partnership was insolvent by April 1864. In 1865 Johnson was at Bowen and next year was licensee of the Criterion Hotel, Townsville.*
>
> *Again in financial difficulties, in 1867 he moved to Melbourne, where he began modestly, building cottages, villas and small hotels; he may have gained clients through Masonic*

connections, though many commissions came from competitions. His earliest works included cottages for the Old Colonists' Association (1869), Fitzroy; the Eastern Arcade (1872), Bourke Street; the New German Club (1878), Adelaide; and the Austin Hospital for Incurables (1881), Melbourne.

His town halls mostly had landmark towers and the distinctive and powerful designs that sustained Johnson's reputation. They were at Hotham (North Melbourne, 1875), Collingwood (1885), Fitzroy (1887, an addition to the first part by W. J. Ellis) and Northcote (1888), in Melbourne, and at Daylesford (1882), Maryborough (1887) and Kilmore (1893). These were all classical designs with bold and rich character from Johnson's mannerist palette, an idiom in which he was a master. Another of his dominating classical works, featuring giant Corinthian pilasters, was the Metropolitan Meat Market (1879), North Melbourne.

He was a prolific architect of theatres, long since demolished or radically altered, including the Prince of Wales Opera House (1872), the Cyclorama (1888) and the Bijou Theatre (1889), Melbourne, the Theatre Royal (1878), Adelaide, the Criterion Theatre (1886), Sydney, and the early plans for Her Majesty's opera houses in Sydney (1883) and Brisbane (1884). Johnson's greatest contemporary acclaim came from his design for the extensive and wonderful Centennial Exhibition complex (1887), which he added with sensitive deference to the northern side of the earlier Exhibition Building (1880), by Reed & Barnes.

During the financial depression of the early 1890s, Johnson sought opportunities elsewhere. In Western Australia he worked on the Theatre Royal (1896), Perth. While returning to Melbourne in the Pilbarra, he took ill and died of septicaemia on 25 November 1898 at sea.

Description and integrity

The Fitzroy Town Hall is located on the west side of Napier Street, Fitzroy and spans between Condell Street and Moor Street. Built in two stages, the northern wing and original tower were built in 1873 to a design by William Ellis. Between 1887 and 1890 the tower was demolished, and extensions made to the hall. Designed by architect George Raymond Johnson these extensions included the construction of the southern wing of the building containing the Library and the rebuilding of a prominent central tower.

Designed in the Victorian classical style, the Fitzroy Town Hall is two storey in height with a multi-hipped slate roof and covers two thirds of its rectangular site. Set on an elevated bluestone plinth, the building’s principal façades are richly modelled with classical motifs derived from the classical language of architecture. H shaped in plan, the building’s principal façade facing Napier Street features temple fronted north and south wings each with grand Corinthian porticos joined by a recessed link with centrally placed three tiered clock tower with slate mansard roof.

Along Condell Street, the building’s stately façade is raised above the ground on a basement level with two principal levels above. Divided into 14 equal bays that are separated by giant Corinthian pilaster that rise through each level, a simple frieze set with garland wreaths sits below a dentil course. A balustraded parapet rises above the moulded cornice line which is supported off modillion brackets. The parapet is divided into bays separated by dwarf piers which align with the pilasters below, on top of which are decorative urns with finials.

The two principal floor levels of the building feature single round arched windows set with colonettes between each of the pilaster. Following the academic language of classical architecture the first floor window colonettes have Doric capitals while the second floors are Ionic.

At the eastern end of the building the entry to the Court House is marked by a portico supported off giant Corinthian Columns which is accessed by a split stair that protrudes into the foot path.

Beyond the eastern end of this façade, a double storey cream brick building has been added in the 1960s.to accommodate the Fitzroy Police Station. This building is utilitarian in design with no applied ornamentation and a regular rhythm of window and door openings. Entry to the building is off Young Street. Above this building the eastern façade of the town hall is still visible with its engaged pilasters and classical detailing intact. Along Young Street adjacent to the Police Station is the South Fitzroy Maternal and Child Health centre. Housed in a single storey building that appears to date from the 1960s it is constructed of brown brick with a flat roof and deep eave

Along Moor Street the overall façade is again divided into 14 equal bays divided by giant Corithian pilasters which in turn support a similar entablature to the rest of the building The front earlier section of the building is distinguishable by a base level of rough faced bluestone with a series of segmental arched openings.. Above this bluestone base high round arched windows sit between each of the pilasters. The rear latter section of the building is divided into five bays. The outer bays have segmental arched openings at ground level with round arched niches above. The three central bays at ground level have segmental arched openings either side of a central door which provides access to the Yarra Free Library. Above these openings are three long round arched windows.

The rear elevation of the Townhall is utilitarian with no applied decoration.

Overall the Fitzroy Town Hall is highly intact to its original 1873 and 1887–1890 build date. The addition of a cream brick Police Station and brown brick Maternity Health Centre at the rear of the building has little impact on the overall integrity of the place.



Figure 11. View from corner of Moor and Napier streets (Source: GML March 2023)



Figure 12. View from Napier Street (Source: GML March 2023)



Figure 13. View of clock tower from Napier Street. (Source: GML March 2023)



Figure 14. View from Condell Street showing entry to former Court House. (Source: GML March 2023)



Figure 15. Eastern end of the Town Hall along showing the cream brick 1960s police Station at the rear (Source: GML March 2023)



Figure 16. View from Moor street looking west. (Source: GML March 2023)

Assessment of the local-level cultural heritage significance of the place (Planning Practice Note 1)

Comparative analysis

The Fitzroy Town Hall has provided a place for feminist and queer communities to gather since the late 1970s and early 1980s, commencing with International Women's Day gatherings from 1978 and Gay Legal Rights Coalition meetings from 1983. The Fitzroy Town Hall has long been connected to LGBTIQA+ advocacy and activism activities since the late 1980s, as the starting point for the Australian AIDS Memorial Quilt national tour in October 1989 and as the head office of Midsumma from 1998 to 2006.

The Fitzroy Town Hall is directly comparable to the Collingwood Town Hall, which also served as a gathering place for queer focused and organised events, commencing with Melbourne Gay Liberation events and fundraisers from 1974. Like at Collingwood Town Hall, numerous queer organised or focused event were also hosted at Fitzroy Town Hall into the 1980s and 1990s. The use of the town halls at this time coincided with mainstream Australia's changing acceptance of queer people, a result which has been gradual and hard won over many decades, through grassroots activism from the 1970s.

Further, the residential population of areas such as Fitzroy and Collingwood, has long been strongly left-wing and socially progressive, and has long supported the interests of socially disadvantaged groups such as refugees, immigrant groups, tenants, and later the LBGTIQA+ community. These areas also have a strong history of social welfare, which was long established due to the area's historical experience of poverty. No doubt the 1984 election of Cr Ralph McLean as mayor of the City of Fitzroy—Australia's first openly gay mayor—gave impetus to increased queer visibility within the municipality.

The use of the Fitzroy Town Hall by the LGBTIQA+ community as a gathering place, like the Collingwood Town Hall, reflects the place's role as the symbolic centre for the community, and its long history as a gathering place within the municipality generally. The place's association with the LGBTIQA+ community reflects the diversity of the local Fitzroy community and how this has evolved from the late twentieth century. The amalgamation of local government areas in Victoria in 1994, also left a number of large town hall buildings with vacant space due to the consolidation of local government administration. In the years that followed amalgamation, the town halls of Fitzroy and Collingwood have assumed renewed roles in supporting community organisations and services, including organisations that may have been outside of the traditional remit of local government such as not-for-profits and creative organisations. This is relevant in the case of the Fitzroy Town Hall which was used as the head office of Midsumma from 1998 to 2006.

Understanding the historical and continued use of the place by the LGBTIQA+ community enriches our understanding of the history of the Fitzroy Town Hall as a municipal and civic centre and locus for community events and activities. The historical and continued use of the place by the LGBTIQA+ community, however, is not differentiated in the built fabric of the place from other uses, including as a gathering place for other community social or political events. In this way, the evidence of the association with the LGBTIQA+ community is embodied in the same built fabric that is recognised as being of historical and architectural significance as a Victorian era town hall complex, which remains

in use today, and which is captured in the Statement of Significance in the Victorian Heritage Register (H0147).

Assessment of the State-level cultural heritage significance of the place (Heritage Act 2017 section 40(3)(c))

The Fitzroy Town Hall at 201 Napier Street, Fitzroy is included in the Victorian Heritage Register (H0147) as a place of historical and architectural significance to the State of Victoria.

A place or object is assessed at the State level against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*. A place or object must satisfy the tests of at least one criterion in order to meet the State level threshold for inclusion in the VHR.

The purpose of this assessment is to determine if the place's historical and social associations with the LGBTIQA+ community in Victoria satisfies the tests for State level significance set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*—in its own right—in order to warrant an application to amend the VHR Statement of Significance for the place (H0147).

Discussion

Noting the above discussion and analysis of the place in the local context it is evident that the Fitzroy Town Hall has long been a gathering place for the local Fitzroy community—and that this included the LGBTIQA+ community, who actively and openly used the place from the early 1980s.

In comparison to other inner city town halls more broadly, Collingwood and North Melbourne town halls have been venues for queer organised and focused events from 1974, as well as Prahran and St Kilda town halls from 1976 and 1978, respectively (*Melbourne Gay Liberation Newsletter*, issue 9, April/May 1974: 2; *Gayzette* 17 October 1974, Issue 19; *Campaign Australia* June 1976, Issue 10; *Campaign June* 1978, Issue 33). Into the 1980s, this included Northcote (1982) and Melbourne (1985) (*Lesbian Newsheet*, July 1982; *Outrage* August 1985, Issue 27). Of these examples, Melbourne and Collingwood town halls are also included in the VHR (H0001 and H0140). Like Fitzroy Town Hall, the use of Melbourne and Collingwood town halls by the LGBTIQA+ community from the 1970s and 1980s is not recognised in the VHR Statements of Significance for these places.

While the use of the Fitzroy Town Hall for queer organised and focused events from the early 1980s enriches our understanding of the history of the place, it was not one of the first or earliest municipal places to be used for queer events, noting that Collingwood, North Melbourne, Prahran and St Kilda had been used for similar kinds of events and activities since the 1970s. Further, the use of the place by the LGBTIQA+ community was quite broad and diverse, rather than being connected to one specific event, phase, period, movement or way of life which has made a strong or influential contribution to Victoria. This is a requirement for meeting the state level tests for Criterion A for historical significance. In this way, the place is also unlikely to meet the state level tests for Criterion G for social significance. While the local LGBTIQA+ community may invest meaning in the Fitzroy Town Hall, through the use of the place for gathering and for queer organised and focused events, this use does not strongly contribute to Victoria's identity. Further, in order to meet the tests for Criterion G at a state level for social significance, the social value of the place must also resonate (or exert an influence) beyond the LGBTIQA+ community and into the broader Victorian community.

Overall, the Fitzroy Town Hall has been an important gathering place for the LGBTIQA+ community within Yarra which has increased their visibility within Yarra. However, this historical and continuing association is unlikely to meet the relevant tests for state level significance.

Recommendations

Specific recommendations for this place include:

- Retain HO180 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0147).
- Update the Hermes Orion listing 103892 (City of Yarra) to include the place history (prepared as part of this citation) as an attachment.
- Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
- Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Singleton Medical Centre

Prepared by: GML Heritage

Address: 162 Wellington Street, Collingwood

Name: Singleton Medical Centre	**Inspection date:** March 2024
Place Type: Health	**Architect:** 'unknown'
Grading: Victorian Heritage Register (H0497); Heritage Overlay (HO143)	**Builder:** 'unknown'
Extent of Overlay: H0497 area of registration; HO143	**Construction Date:** 1889



Figure 1. 162 Wellington Street, Collingwood. (Source: GML March 2024)

Historical context

This place is associated with the following historic themes from the *City of Yarra Heritage Review Thematic History* (1998):

5 *Local Council and Council Services*

5.8 Hospitals

This place is associated with the following historic themes taken from the *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023):

Social life, recreation and gathering places

Locality history

Collingwood

The area occupied by Collingwood is part of the Traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin Nation. The Woi-wurrung name for the Collingwood Flats is recorded as Yálla-birr-ang, meaning 'the wooden point of a reed spear' (Gibson et al, 2018).

A township was surveyed in the 1850s and was named after Lord Collingwood, a member of the British peerage. The City of Collingwood was established in 1855, and the Collingwood Town Hall was built in 1885. The high ground along Smith Street developed as a busy shopping strip in the late-nineteenth century and was serviced by a tramline from the city. In the early-twentieth century, Smith Street was the busiest shopping strip outside of the central city (O'Hanlon 2005).

Like the other low-lying inner suburbs of Melbourne, Collingwood developed as a predominantly working-class area. Many residents were poor and lived in sub-standard housing. From the 1870s and 1880s, Collingwood was notoriously known for its gangs and larrikins. It was a subject of concern by middle-class philanthropists and a number of welfare services operated in the area. The suburb was portrayed as 'Carringbush' in Frank Hardy's thinly veiled but epic fictionalised account, *Power Without Glory* (1942), centred around John Wren and the colourful local politics of the early twentieth century. Like other working-class areas, the population of Collingwood was hit hard by the Depression. Areas of Collingwood were earmarked as slum housing in the 1930s and these were replaced in the 1960s with multi-storey housing towers built by the Housing Commission of Victoria.

Through the 1980s, 1990s and early 2000s, the suburb underwent a process of deindustrialisation and gentrification, which saw the conversion of a number of former factories and warehouses into apartments. Notable early examples were in Oxford Street, redeveloped in the late 1990s (O'Hanlon 2010).

Contextual history

LGBTIQA+ social life, recreation and gathering places

The *Yarra Thematic Environmental History—LGBTIQA+ history additions* (2023) provide the following contextual history on LGBTIQA+ social life, recreation and gathering places in the City of Yarra.

> *Social gathering places have particularly strong resonances for LGBTIQA+ people. As well as the benefits of enjoyment and connecting with others, for marginalised people and those who find family in community, socialising becomes crucial. When other environments can be hostile, social spaces are safe spaces. There is also a strong association between partying, dressing up, and being performative and glamourous that intersects with many (although not all) aspects of queer culture.*
>
> *What is now the City of Yarra has for decades been a safe place for queer social life, alongside other areas of central Melbourne. One reason for this is that the area has*

accommodated communities outside of the stereotypical young, gay, cisgender male identity associated with south-side suburbs of Melbourne. Gay men within the City of Yarra have a plethora of spaces to party in, but the inner north also has a long history of supporting many joyful and safe gathering places for lesbians and a spectrum of other identities and sexualities, particularly those in a more experimental or 'indy' cultural space (Willett et al 2021: 114).

The City of Yarra has been home to numerous dedicated queer bars, pubs and clubs where generations of queer people have gathered, partied, and found belonging and community. Examples include DTs, Barracuda, and the Star, Dukes, Fox, Glasshouse, Laird and Peel hotels. Hares & Hyenas bookshop created an important site of gathering with the opening of its café in 2007 and the Harehole performance venue in 2012 (Hares and Hyenas 2017). There are other mixed-use venues that have hosted queer parties and events, including Dantes, the Builders Arms, Gasometer, John Barleycorn and Prince Patrick hotels, the Last Laugh, The Club, the Burnley Tavern, and San Remo Ballroom.

The civic spaces of the Fitzroy and Collingwood town halls stand out for their accessibility as gathering places for LGBTIQA+ communities. The Collingwood Town Hall is exceptional not only in terms of the longevity of LGBTIQA+ usage, starting with gay liberation movement events in the 1970s, but also due to the sheer number of events held there.

The Collingwood Education Centre Theatre is another mixed-use site that has a queer history as a gathering and recreational space, hosting Melbourne Gay Chorus and Bootscoot Melbourne events during the 1980s (Now in Melbourne!, issue 5, November 1983; Melbourne Star Observer, issue 179, 24 July 1992).

The centre's gym was the site of LGBTIQA+ community volleyball tournaments during the 1990s and 2000s (Brother Sister, issue 160, 11 June 1998; Melbourne Star Observer, issue 218, 21 January 1994; Lesbiana, issue 26, June 1994; Lesbians on the Loose, volume 17, issue 9, September 2006).

Many City of Yarra businesses have sponsored various LGBTIQA+ sporting teams and events, and in 1985 the Burnley Tavern was the site of a public meeting held by the ALSO Foundation to discuss fostering the development of gay sport Outrage Magazine, issue 27, August 1985, p. 29). The Laird Hotel has sponsored Victoria's only gay and gay-friendly rugby club, the Melbourne Chargers Rugby Union Football Club ('30 Years of the Laird Hotel', 2010). Retail business Lucrezia & De Sade has contributed to Gay Games sports teams and the Glamourhead Sharks swim club, among others (Consultation, Lucrezia & De Sade, 30 May 2023).

The emphasis on sexual activity at saunas and sex-on-premises venues, such as Wet on Wellington, the Spa Guy, Adams Boy Studio, Club 80 and the Gatehouse, can disguise the vital role of these venues as spaces where (mostly, but not exclusively) gay men gather to meet others and make meaningful connections (Joy Media 2023).

Place history

Singleton Medical Centre at 162 Wellington Street, Collingwood is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin Nation.

It is located at Crown Allotment 68 in the Parish of Jika Jika, County of Bourke.

The first purchaser was SA Donaldson who also purchased Crown Allotments 52 and 53 (all adjoining) at the same time in February 1839. Crown Allotment 68 was 26 acres and 2 perches (Parish Map Jika Jika M12C).

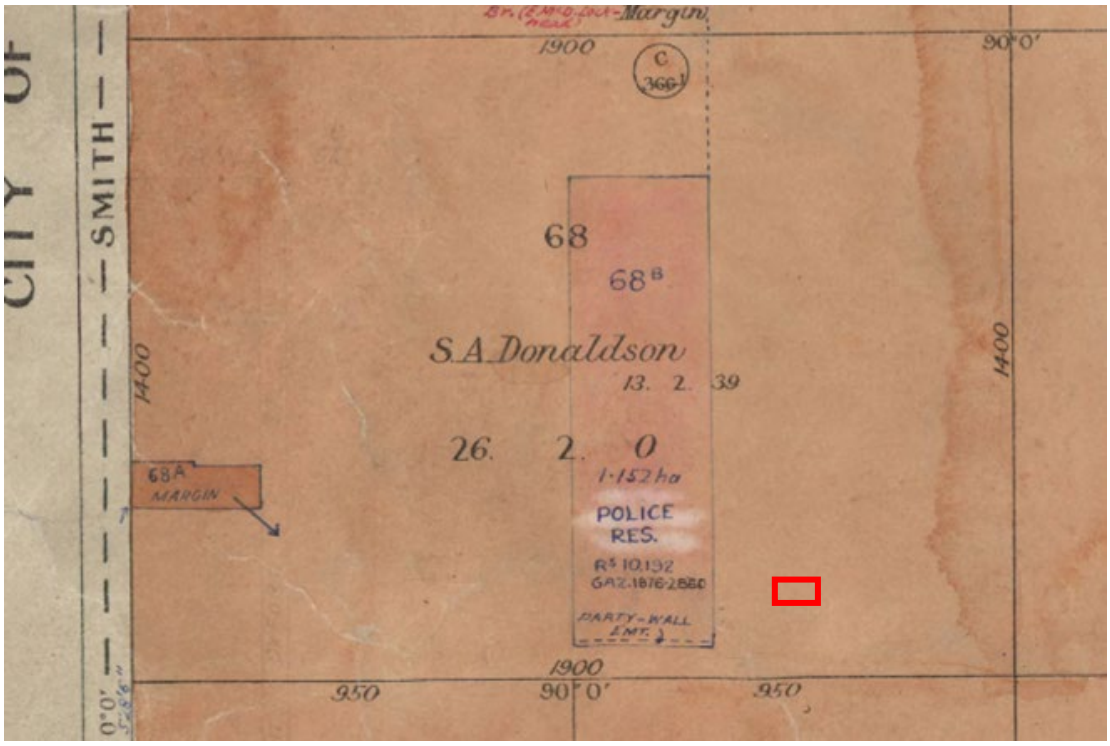


Figure 2. Detail of Parish Map Jika Jika M12C showing Crown Allotment 68. The approximate location of 162 Wellington Street is shown outlined in red. (Source: Public Record Office Victoria. GML overlay)

Subdivision of the land occurred in 1847–49 and by 1858, there were some structures located on the site. (Figure 2) (Barrett 1971:18).

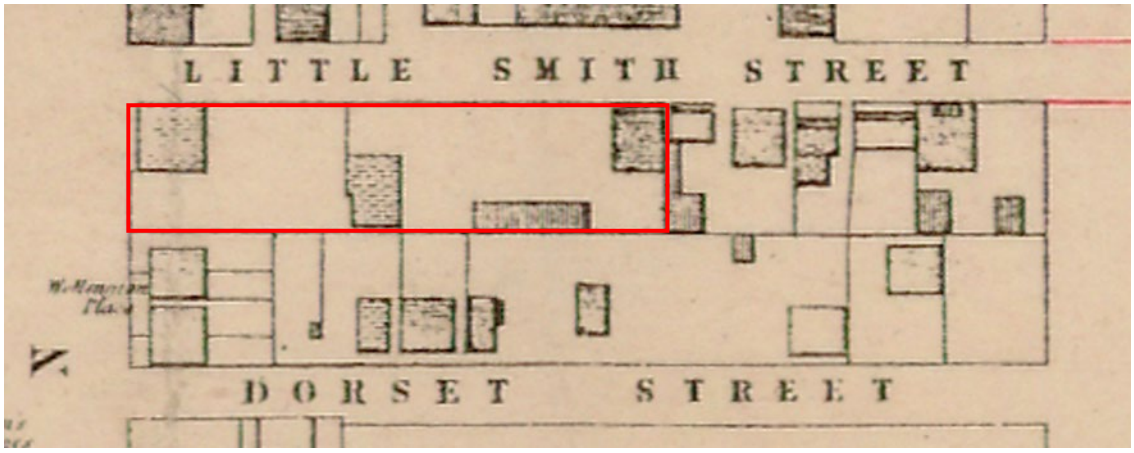


Figure 3. Detail, East Collingwood plan, January 1858, compiled from surveys executed under direction of Clement Hodgkinson. 162 Wellington Street is shown outlined in red. (Source: State Library Victoria. GML overlay)

By 1869, Dr John Singleton established the Collingwood Free Medical Dispensary. The Dispensary opened on 1 January 1869 offering free medical and spiritual advice and guidance to the poor and in need:

> *During the nine months the dispensary had been open about 3,000 cases had applied for assistance. The doctor finding the accommodation insufficient, had issued an appeal to the public for help to the amount of £500, and if successful, he intended to greatly enlarge the scope of the dispensary* (*Argus,* 4 November 1869:2).

By 1876 a mission hall was built at the rear of the dispensary for prayer meetings, Bible classes and Sunday school (Morrissey 1976).



Figure 4. Singleton's Dispensary and Mission Hall, Wellington Street, Collingwood, 1869–80. (Source: Yarra Libraries, CL PIC 241)

Funds were raised for a new, larger building and the foundation stone for the new Jubilee Building was laid on 22 June 1887. The new building was officially opened at the end of January 1889 (Ward 1995:697).



Figure 4. Dr Singleton's Free Medical Dispensary, Queen's Jubilee Building, c1889. (Source: State Library Victoria, H94.131/1)

The new building was designed by architect John Frederick Gibbins and was a two-storey late Victorian style. The building had wrought iron double doors and John Singleton's initials and shield with an arm holding a shield and an arrow, which still remain in place (Ward 1995:696).

The land size by 1890 was one rood, two perches and 8/10 of a perch (CT:V2294 F646). Melbourne & Metropolitan Board of Works plans from 1899 show the medical dispensary building footprint including outside toilets (C) and kitchen sink (KS) as well as an upstairs bath and an aviary (MMBW 1899).

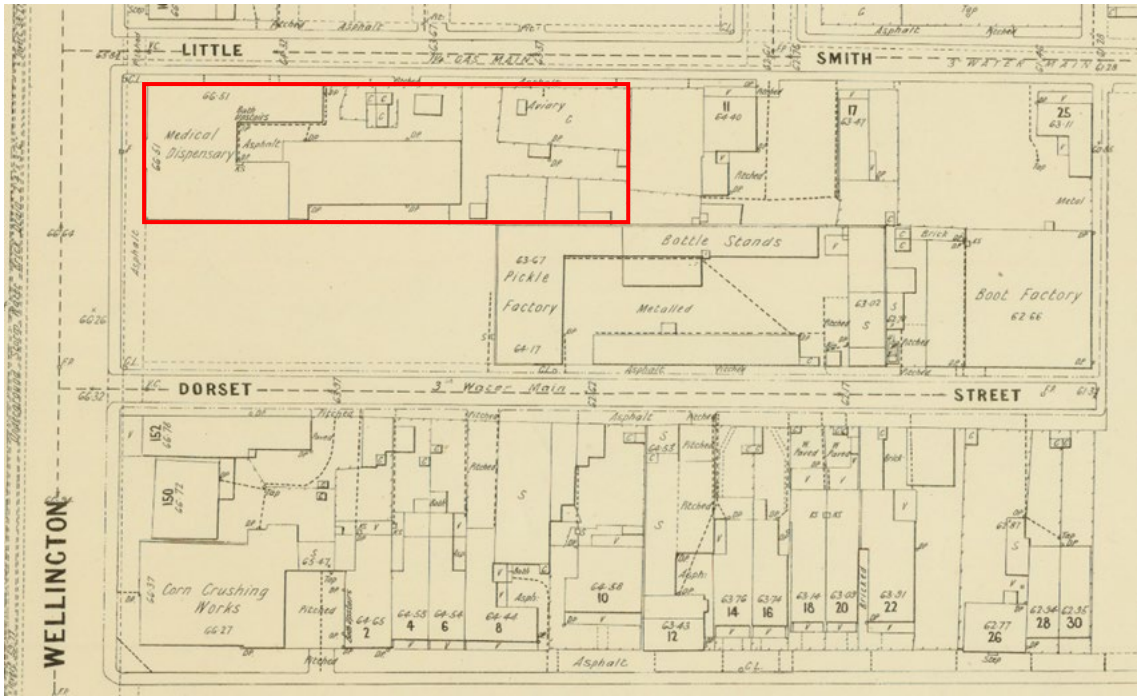


Figure 5. MMBW Detail Plan No. 1199 and 1200, 1899, City of Collingwood, with subject site denoted by red outline. (Source: State Library Victoria with GML overlay)

The dispensary had a wrought iron drinking fountain out the front with reusable cups that has since gone, as well as a memorial stained-glass window depicting the apostle Peter healing the sick and a portrait of Dr John Singleton. The window was installed in 1897 in the patient waiting room as a memorial to Dr Singleton, who died in 1891 (*Leader*, 10 April 1897:39). The window was removed and donated to the City of Collingwood in 1979 and later installed on the staircase of the Collingwood Town Hall (Brown 2013).

Dr Singleton has been called 'perhaps the greatest single charity worker in Melbourne' (Collingwood Historical Society 1994). After his death his family carried on the work of the Dispensary. In 1892, the year after Dr Singleton died, the clinic received over 13,000 applications for treatment (Ward 1995:697).

The building remained operating as free medical clinic known by various names including the Collingwood and Fitzroy Free Medical Dispensary, and Dr Singleton’s Dispensary and Welfare Centre. In the 1930s it became the responsibility of the Victorian Charities Board who developed its services to include social relief work (Ward 1995:697). Dr Singleton's Dispensary was relocated in 1977 to Hoddle Street and became the Collingwood Community Health Centre (CoHealth 2024).



Figure 6. Singleton's dispensary, c1950. Note the changes to the façade of the building had been made by this time. (Source: Yarra Libraries, YL COLL 187)

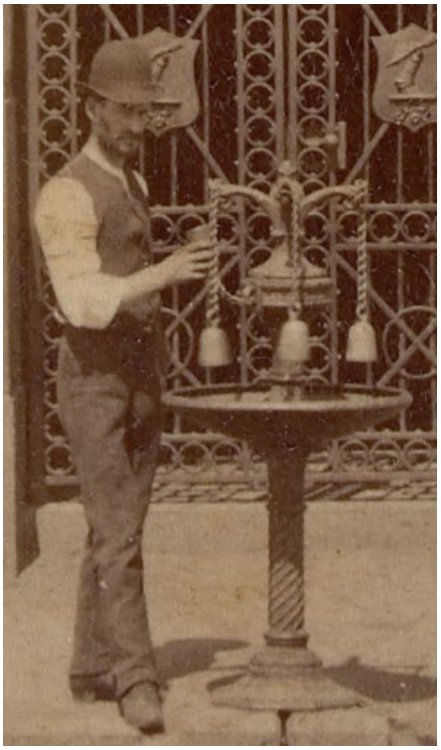


Figure 7. Drinking fountain [detail] outside Singleton's Free Medical Dispensary. (Source: State Library Victoria, H94.131/1)

The work of Dr John Singleton and the other medical practitioners who worked at this clinic provided much-needed social welfare and medical services in a time before this became a government responsibility. The Collingwood Free Medical Dispensary was also the site where the first female doctor practiced in Australia. English-born Laura Morgan trained as a doctor in America at the Women's Medical College in New York where she graduated valedictorian in 1870. Dr Morgan travelled to Australia in 1885 where she was met by Dr Singleton who quickly invited her to join the dispensary as he was keen to have a female doctor on staff. Dr Morgan worked at the clinic for only a short time, however, because by 1888, obstructions from the conservative medical establishment saw her barred from registering with the Medical Board and threats of being charged with practicing medicine without a licence saw her leave Australia and return to the United States (New York Historical Society 2019).

By 2001, after more than one hundred years as a place of free medical advice and treatments, the site at 162 Wellington Street took on a different role as a sex-on-premises bathhouse and sauna for the LGBTIQA+ community.

Wet on Wellington opened on 10 April 2001 and was designed to impress and reshape the seedier reputation of saunas (Willett et al 2021:117). The interior of the venue retained a Renaissance façade with statuary and Roman columns, chandeliers, a full-length swimming pool, bar, and outdoor terrace on the ground floor. The upstairs was a designated space for sex and cruising. Wet on Wellington's target audience was 'men who do not identify with the gay community', as well as gay men. However, the venue also hosted women only nights for lesbian women including MOIST, and the ALSO Foundation's women only pool parties ((Willett et al 2021:117).

The venue has hosted Midsumma parties, LGBTIQA+ performances, trans events and other queer nights, as well as heterosexual swingers nights. It continues to be an important venue in the LGBTIQA+ landscape of Melbourne (Wet on Wellington 2024).

Description and integrity

The following description is taken from the City of Yarra Heritage Review 1998. The site was visited as part of this study and no change appears to have been made to the principal faced of the building since 1998.

> *The former Free Medical Mission Dispensary is a double-storey building of rendered masonry construction, designed in an Italianate style. The facade is composed of superimposed orders, with rendered panelled pilasters dividing the facade into five bays, and with classical entablatures at each level. The first floor cornice is modillioned and dentilated, and is surmounted by a balustraded parapet. Windows are semi-circular arched double-hung sashes grouped in pairs, and have moulded archivolts and keystones. The central bay projects slightly, and has a consoled pediment at ground floor. Beneath this is a large semi-circular arched window, presumably originally the entrance, which is presently located further to the north. The first floor window above the pediment has been infilled. The southern-most bay contains an arched opening with a pair of ornate iron gates, bearing John's Singleton's initials and coat of arms. Chimneys are rendered, with moulded caps.*

Wet on Wellington undertook extensive interior alterations in 2001. These include the reconfiguration of both levels of the building to include a 25m lap pool, a spa, dry sauna and steam room, a bar and café, private and open meeting spaces and an outdoor courtyard.

162 Wellington Street, Collingwood is relatively intact with some changes visible. These include the loss of its main central pediment, loss of urns to the parapet, loss of raised lettering along the parapet —which read THE FREE MEDICAL COLLINGWOOD MISSION DISPENSORY—, creation of a single door opening at the building’s southern end replacing two windows, infilling of the central first floor window, conversion of the original main entry into a window and changing another of the ground floor windows into a door.

The interior of the building has been completely remodelled in 2001.

Overall, the building has fair integrity.



Figure 8.162 Wellington Street, Collingwood (Source GML March 2023)



Figure 9.View looking north along Wellington Street of 162 wellington Street, Collingwood (Source GML MARCH 2024)



Figure 10.View looking south along Wellington Street showing the detailing of the building and the only sign that indicates it use as Wet on wellington (Source: GML March 2024)

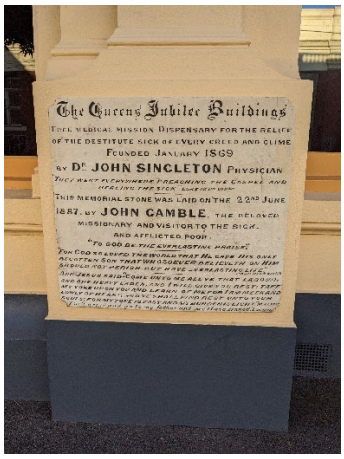


Figure 11. Memorial stone of the Queens Jubilee Building (Singleton's Free Medical dispensary laid in 1889 (Source: GML March 2024)



Figure 12.North elevation of 162 Wellington Street, Collingwood along Singleton Street (Source: GML March 2023)

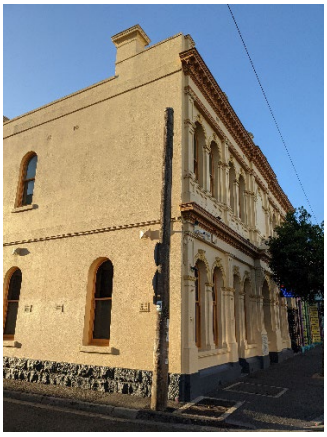


Figure 13.Corener of Wellington Street and Singleton Street showing the ornated detailing of the principal face of the building in contrast to the utilitarian nature of its side façade. (Source: GML March 2024)

Assessment of the local-level cultural heritage significance of the place (Planning Practice Note 1)

Comparative analysis

Sex on premises venues have long been important to male gay culture providing places where patrons can explore their sexuality in safety. Bucchi's Continental Baths, Melbourne's first gay sauna, opened in the Centreway Arcade in Collins Street in 1957 This was closely followed by Club Spa Caulfield (late Bay City Sauna) in Elsternwick in 1962. Reaching peak numbers during the 1970s and early 1980s, the number of gay saunas has steadily declined since the 1990s firstly due to the HIV/AIDS crisis and more recently due to COVID. The decriminalisation of homosexuality and the popularity of gay dating apps has also impacted on the popularity of the venues. Today the few saunas that survive include Subway Sauna in the CBD and Peninsula Sauna and Shed16 in Seaford.

Wet on Wellington is one of a group of core LGBTIQA+ venues that opened in Collingwood forming what was to be known as the Northside. From the 1980s two distinct areas of Melbourne's gay scene were established; Northside in Collingwood, and Commercial Road (or Southside) in Prahran. Less scene-orientated than the Southside, the Northside venues were also less fashion focused and more political. Key establishments included The Laird, The Peel, The Glasshouse, Club 80 and Wet on Wellington. While The Laird, The Peel and The Glasshouse (now closed) provided important safe social gathering places where patrons could express their sexuality without fear of persecution, other venues such as Wet on Wellington (still in operation) and Club 80 (now closed) provided more intimate spaces were gay men in particular could explore their sexuality freely and with anonymity.

In contrast to other sex on premises venues, when established in 2001, Wet on Wellington was designed with aspirations to impress in an attempt to elevate the place above the somewhat seedy reputation of other venues (Willett et al 2021: 32). It also attempted to broaden its reach within the LGBTIQA+ community by providing women-only nights, and bisexual and trans focused event nights. No other venue of its type catered for these subsets. It also played host to events during Midsumma, evidencing its acceptance within the community as a core business to be celebrated.

Wet on Wellington remains as the last sex on premises venue on the northside. It continues to play an important role in gay culture as a safe place where the LGBTIQA+ community can explore their sexuality.

Wet on Wellington has long been a gathering place for the LGBTIQA+ community, and particularly gay men. As a dedicated space for the LGBTIQA+ community to meet and find belonging, Wet on Wellington is directly comparable to places such as The Peel, The Laird, DTs, the Glasshouse, The Star and Dukes.

The historical and continued use of the place by the LGBTIQA+ community, however, is not differentiated in the built fabric of the place from other uses. This association and use is embodied in the same built fabric that is recognised as being of historical and architectural significance of the Singleton Medical Centre—providing evidence of the work of Dr John Singleton, one of Melbourne's most active and generous philanthropists and also as one of the first venues in Melbourne that distributed free medical care to the poor. This is captured in the Victorian Heritage Register Statement of Significance for the Singleton Medical Centre (H0497).

Assessment of the State-level cultural heritage significance of the place (*Heritage Act* 2017 section 40(3)(c))

Singleton Medical Centre at 162 Wellington Street, Collingwood is included in the Victorian Heritage Register (H0497) as a place of historical and architectural significance to the State of Victoria.

A place or object is assessed at the State level against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*. A place or object must satisfy the tests of at least one criterion in order to meet the State level threshold for inclusion in the VHR.

The purpose of this assessment is to determine if the place's historical associations with the LGBTIQA+ community in Victoria satisfies the tests for State level significance set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*—in its own right—in order to warrant an application to amend the place (H0497) in the VHR.

Discussion

For a place to be included in the VHR the place must have *a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history.* In this instance, Wet on Wellington has a clear association with the LGBTIQA+ community (particularly gay men), a community which has made an important contribution to Victoria's cultural history.

However, as a dedicated space for the LGBTIQA+ community to meet, gather and find belonging, Wet on Wellington has predominantly been of importance to a smaller sub-group of the LGBTIQA+ community, for whom sex on premises was an important part of expressing (or finding) their identity, This importance is unlikely to resonate with those outside of this sub-group. In this way, Wet on Wellington represents an important part of the LGBTIQA+ story, but as a place that predominately catered to a smaller sub-section of the LGBTIQA+ community, it does not strongly contribute to our understanding of the broader and integral role the LGBTIQA+ community has had in shaping Victoria's cultural history. Its importance is therefore too narrow to meet the threshold for State significance.

Recommendations

Specific recommendations for this place include:

- Retain HO143 in the Schedule to the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme (which correlates with VHR H0497).
- Update the Hermes Orion listing 103892 (City of Yarra) to include the place history (prepared as part of this citation) as an attachment.
- Provide the place history prepared as part of this study to Heritage Victoria, to consider making updates to the VHR place history (non-statutory process).
- Consider the non-statutory recommendations made to promote, acknowledge, and celebrate LGBTIQA+ history in Part 1 of the Study.

Identified by:

GML Heritage, City of Yarra LGBTIQA+ Heritage Study Part 1, prepared for Yarra City Council, October 2023.

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Appendix A—Heritage Overlay precincts

Appendix B—Individual place citations (local)

Appendix C—Individual place citations (VHR)