

Appendix A

Heritage Citations

This appendix includes all relevant heritage citations for the Queen Victoria Market site, as follows:

1. Queen Victoria Market Victorian Heritage Register citation
2. Queen Victoria Market & Old Melbourne Cemetery National Trust (Victoria) citation
3. Meat and Fish Market, Central Activities District Conservation Study Building Identification Form
4. Produce Hall, Central Activities District Conservation Study Building Identification Form
5. I Shed, Central Activities District Conservation Study Building Identification Form
6. A-E sheds, Central Activities District Conservation Study Building Identification Form
7. K and L sheds, Central Activities District Conservation Study Building Identification Form
8. 65-81 Victoria Street, Central Activities District Conservation Study Building Identification Form
9. 85-149 Victoria Street, Central Activities District Conservation Study Building Identification Form
10. From 151 Victoria Street to the corner Peel and Victoria streets, Central Activities District Conservation Study Building Identification Form
11. Franklin Street stores, Central Activities District Conservation Study Building Identification Form
12. Therry Street substation, Central Activities District Conservation Study Building Identification Form
13. Victoria Market corner Victoria and Elizabeth streets, Notable Building citation

1. Queen Victoria Market Victorian Heritage Register citation

Victorian Heritage Database Report

Report generated 02/02/17

HERITAGE
COUNCIL
VICTORIA
HERITAGE
COUNCIL
VICTORIA

QUEEN VICTORIA MARKET



Queen Victoria Market SOHE 2008



1 queen victoria market victoria street melbourne front view market sheds



queen victoria market victoria street melbourne interior market shed roof detail



queen victoria market victoria street melbourne peel & victoria street corner



queen victoria market victoria street melbourne front view of meat market & food hall



queen victoria market victoria street melbourne side view meat & fish market



new victoria market plan.jpg



Queen Vic Market 2.jpg



Queen Vic Market 3.jpg



Queen Vic Market 4.jpg



Queen Vic Market 5.jpg



Queen Vic Market 6.jpg



Queen Vic Market 7.jpg



Queen Vic Market 8.jpg



Queen Vic Market 9.jpg



Queen Vic Market 10.jpg



Queen Vic Market 11.jpg



Queen Vic Market 12.jpg



Queen Vic Market 13.jpg



Queen Vic Market 14.jpg



Queen Vic Market 15.jpg



Queen Vic Market 16.jpg



Queen Vic Market 17.jpg



Queen Vic Market 18.jpg



Queen Vic Market 19.jpg



Queen Vic Market 20.jpg



Queen Vic Market 21.jpg



Queen Vic Market 22.jpg



Queen Vic Market 23.jpg



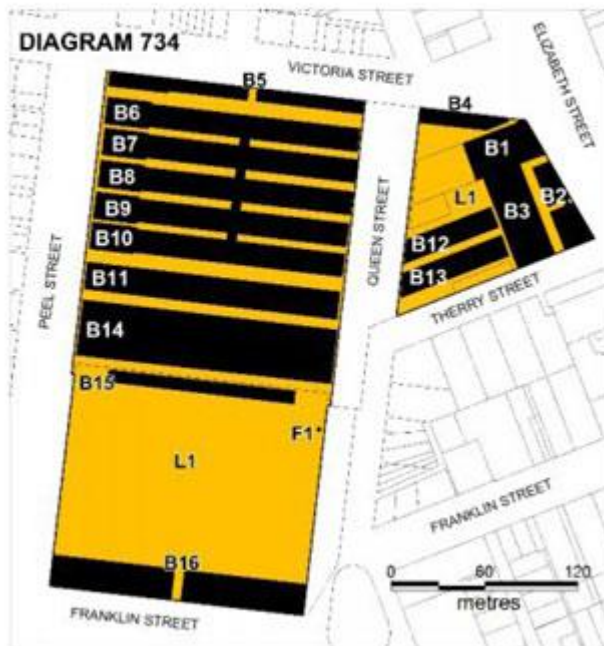
Queen Vic Market 24.jpg



Queen Vic Market 25.jpg



Queen Vic Market 1.jpg



vic market plan.jpg

Location

65-159 VICTORIA STREET WEST MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0734

Heritage Overlay Numbers

HO496

VHR Registration

May 3, 1989

Amendment to Registration

May 17, 2012

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - October 11, 1999

What is significant?

The Queen Victoria Market comprises two separate blocks: a western rectangular block bound by Franklin, Peel, Victoria and Queen Streets, known as the Upper Market; and the eastern triangular block bound by Queen, Victoria, Elizabeth and Therry Streets, known as the Lower Market. The market began operating in 1859, and progressively acquired the Old Melbourne Cemetery site to allow for its expansion.

The Market comprises the Meat Market (1869), Sheds A-F (1878), Sheds H and I (1878), Sheds K and L (1923), Elizabeth Street Stores, Victoria Street Shops (1887, 1891, and 1923), Dairy Produce Hall (1928), Franklin Street Stores (1929-1930), M Shed (1936), John Batman Memorial (1881), and the site of the Old Melbourne Cemetery (1837-1917).

In 1837, ten acres of land bound by Peel, Fulton, Queen and Franklin Streets were set aside for the purposes of establishing a cemetery for the growing township of Melbourne; the Melbourne Cemetery was officially gazetted in 1839. The cemetery site was surveyed by Robert Hoddle, and divided into seven sections: Presbyterian, Episcopalian, Roman Catholic, Wesleyan, Jewish, Independent, and the Society of Friends. The Society of Friends' (Quaker) section was soon divided in half, to accommodate a section for Aboriginal burials. Concerns about the cemetery's proximity to the increasingly populated areas of the city, led to its closure in 1854, following the opening in the previous year of the Melbourne General Cemetery in Carlton. Despite the closure those who had claims on family plots continued to be interred in the Cemetery until 1917. An estimated 8,000 to 10,000 people were buried at the site from 1837 to 1917.

In March 1859, the Melbourne Town Council was granted the eastern triangular block for use as a market. The earliest surviving building is the wholesale Meat Market building. In 1874 it also began operating as a meat and produce retail market, and Sheds H and I were built for use by fruit and vegetable growers. The market was granted permission to take over some of the cemetery land under legislation in 1877, and following the exhumation of 45 burials, Sheds A-F were constructed in 1878. The market was officially opened as the 'Queen Victoria Market' in March of that same year. Sheds A-E were open on all sides with each divided by a service roadway, and Shed F was constructed with a brick wall on its southern side which divided the market from the remainder of the cemetery.

Two-storey terrace shop buildings constructed along Elizabeth and Victoria Streets in 1884 and 1887 respectively, provided a 'public' face to the market. Additional shops were also constructed on Victoria Street between 1890 and 1905.

Legislation in 1917 provided for the remainder of the cemetery land to be acquired for market purposes. The final burial took place in 1917, and as part of the transition from cemetery to market, 914 bodies are known to have been exhumed and relocated from 1920 to 1922.

Developments from this time included the construction of Sheds K and L in the Upper Market in 1923 and in the Lower Market the Dairy Produce Hall in 1928 which provided dairy producers with dedicated accommodation. On the Upper Market site, the Market Square development of 1929-1930 provided storage for market traders and merchants in two rows of sixty brick stores. This development, of which only the Franklin Street Stores survive, enclosed the market site along Franklin Street, and resulted in the market taking over the last of the former cemetery land. Shed M was constructed in 1936 on the Upper Market site.

The John Batman Memorial, in the north-east of the carpark, was erected by public subscription in 1881. While no longer in its original location, the memorial recognises John Batman who was buried in the cemetery in 1839, with his remains relocated to Fawkner Cemetery in 1922.

In more recent years some of the buildings have been renovated to accommodate the changing needs of market stall holders and shoppers.

The Queen Victoria Market is on the traditional land of the Kulin Nation.

How is it significant?

The Queen Victoria Market is of historical, archaeological, social, architectural and aesthetic significance to the State of Victoria.

Why is it significant?

The Queen Victoria Market is of historical significance as one of the great nineteenth century markets of Victoria and the only one surviving from a group of important central markets built by the corporation of the City of Melbourne. It is also of historical significance for remaining in operation from the 1870s.

The Queen Victoria Market is of historical significance as the site of Melbourne's first official cemetery, which was in use between 1837 and 1854, and intermittently from 1854 until its final closure in 1917.

The former cemetery site is of archaeological significance because it contains an estimated 6,500 to 9,000 burials. The site has the potential to yield information about the early population of Melbourne, including the Aboriginal and European communities, and their burial practices and customs.

The Queen Victoria Market is of social significance for its ongoing role and continued popularity as a fresh meat and vegetable market, shopping and meeting place for Victorians and visitors alike.

The Queen Victoria Market is of architectural significance for its remarkably intact collection of purpose built nineteenth and early twentieth century market buildings, which demonstrate the largely utilitarian style adopted for historic market places.

The Elizabeth Street and Victoria Street terraces are of aesthetic significance for their distinctive demonstration of an attempt to create a more appealing 'public' street frontage and increase revenue by enclosing the market and concealing the stalls behind a row of nineteenth century shops.'

Permit Exemptions

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. General Conditions: 3. If there is a conservation policy and plan, all works shall be in accordance with it. Note: . It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Specific Exemptions:

Alterations to the non-registered buildings or structures on the registered land are permit exempt; however any additions or construction of new structures will require a permit.

Surface and above-surface works to the former cemetery site (which do not include subsurface disturbance or the installation of new structures) are permit exempt.

Works to the internal features (which do not involve a subsurface component) of both the Meat Market building and Franklin Street Stores at 154-190 Franklin Street are permit exempt.

.Permit exempt works as defined in the Guidelines for Food Stalls in Sheds A, B, H and I (QVM October 2011) [Document in Attachments]

Construction dates	1868,
Architect/Designer	Salway, William,
Heritage Act Categories	Heritage place, Archaeological place,
Other Names	Melbourne's first General Cemetery, OLD MELBOURNE CEMETERY, QUEEN VIC MARKET, VIC MARKET,
Hermes Number	1211
Property Number	

History

Contextual History:History of Place:

Much of the Queen Victoria Market site was originally occupied by the first Melbourne Cemetery. It closed in 1867, the land eventually being acquired by the Melbourne City Council for extensions to the market. The market began in the meat market building in the irregular eastern block bounded by Queen, Victoria, Elizabeth and Therry Streets in 1869. There have been numerous extensions and renovations over the years, but most of the original fabric remains intact, as do many of the market's original functions. The Queen Victoria Market is the last of Melbourne's great markets, the Eastern, Western and Flinders Street Fish markets all having been demolished. The market was the principal wholesale market for fresh fruit and vegetables from 1878 to 1975 and remains a popular source of fresh produce, while also becoming an important leisure and tourism destination.

Associated People:

Extent of Registration

1. All the land marked L1 on Diagram 734 held by the Executive Director being all of Crown Allotments 5, 6, and 7, Section F Parish of Melbourne North, Township of Melbourne at West Melbourne.
2. All of the buildings marked as follows on Diagram 734 held by the Executive Director:
 - B1 Meat Market
 - B2 Shops at 507-523 Elizabeth Street
 - B3 Dairy Hall
 - B4 Shops at 65-81 Victoria Street (between Elizabeth and Queen Streets)
 - B5 Shops at 83- 159 Victoria Street (between Queen and Peel Streets)
 - B6 Shed A
 - B7 Shed B
 - B8 Shed C
 - B9 Shed D
 - B10 Shed E
 - B11 Shed F
 - B12 Shed H
 - B13 Shed I
 - B14 Sheds K and L
 - B15 Shed M
 - B16 Franklin Street Stores at 154-190 Franklin Street
 - F1 John Batman Memorial

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 1995. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

2. Queen Victoria Market & Old Melbourne Cemetery National Trust (Victoria) citation

Victorian Heritage Database Report

Report generated 06/02/17



Queen Victoria Market & Old Melbourne Cemetery



B2822 Queen Victoria Market



B2282 Queen Vic Market Stalls



B2282 Queen Vic Market Stalls



B2282 Queen Vic Market Stalls



B2282 Queen Vic Market Stalls



B2282 Queen Vic Market Stalls



B2822 Cemetery "Michael Dawson"

Location

65 - 159 Victoria Street, WEST MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

National

Victorian Heritage Register (VHR) Number

H0734

Heritage Listing

National Trust

Statement of Significance

Last updated on - August 27, 2007

The Queen Victoria Market is of historical significance as the only one of the major 19th century markets in Australia to survive intact and operating. It is also the only one of a group of important central markets built by the corporation of the City of Melbourne in the 19th century to survive. It provides a still-vibrant sense of how a 19th century market functioned, while the many additions to the fabric over the years demonstrate the growth and changes in market functioning. As the principal wholesale market for fresh fruit and vegetables from 1878 to 1975, the market had a profound effect on the system of growing, selling and distribution in the State.

The Queen Victoria Market is of social significance as a record of change and continuity in market activity over a long period and as an important shopping, leisure and meeting place for generations of Victorians. The complex of enclosed food halls, open sheds, shops and stores perpetuates distinctive forms of trading which have their origin last century and earlier, providing a very tangible continuity between 19th and 20th century Melbourne.

The market has become one of the key identifying symbols of Melbourne for locals and tourists alike, its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s.

The Queen Victoria Market is of architectural significance for the range of unique structures necessary for a market that survive intact. The large span open-sided sheds with heavy timber posts, iron trusses and timber pedimented facades are impressive, and the last remaining example of such market structures from the 19th century in Victoria. The two storey and single level shops on Victoria Street are finely detailed, and both are unusually long rows of matching facades, complete with intact timber shopfronts. The produce hall arch between the two groups of shops on Elizabeth Street is unusual, and the facade of the Meat Market is a very impressive and elaborate design, by noted architect William Salway.

The Meat Market features a highly modelled facade, with unusual thermal windows, between paired Roman Doric pilasters, each topped by a projecting entablature, cornice and balustrade. In the central raised arch over the entrance, there is a pastoral scene of sheep and cattle, a device which has delighted generations of visitors. The Dairy Hall is in a restrained stripped classical style, with an interior that is notable for the intact stall fronts, with their timber surrounds and marble counters.

Market Classified: 'State' 05/03/1970

Revised:'National' 13/11/2000

Most of the block bounded by Victoria, Peel, Franklin and Queen Streets is significant as the site of Melbourne's first official cemetery, established in 1837. Closed in 1854, but not completely taken over for market purposes until the 1920s, many burials (possibly thousands) remain on the site, including many early Melbourne settlers. Cemetery Classified: 'State' 13/11/2000

Hermes Number 65821

Property Number


This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 1995. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

3. Meat and Fish Market, Central Activities District Conservation Study Building Identification Form

Property key 110689

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM		MEREDITH GOULD, Architect, Conservation Consultant 1985* (*see index sheet)									
BUILDING ADDRESS Victoria Market (Elizabeth Street, corner Victoria Street)											
BUILDING TITLE Meat and Fish Market		TYPE Market Building <small>Original Use (if not Residence)</small>									
EXISTING DESIGNATION	HBR No 734	AHC	NT 2282 NOTABLE								
GRADING	A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/>								
No											
STREETSCAPE 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		CONSERVATION AREA X									
SURVEY DATE 11/6/85											
NEG FILE 12/33											
TITLE											
VOL POL											
STYLE Classical Revival											
PERIOD <input checked="" type="checkbox"/> Edwardian <input checked="" type="checkbox"/> Early Victorian <input type="checkbox"/> Inter War <input checked="" type="checkbox"/> Victorian <input type="checkbox"/> Post War											
CONSTRUCTION DATE 1869 1906 extension 1884 facade to Queen Street SOURCE Nat. Trust											
MATERIALS WHERE NOT APPARENT											
NOTABLE FEATURES/SIGNIFICANCE											
<table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> unadorned concrete window</td> <td style="border: none;"><input type="checkbox"/> unadorned decorative brickwork</td> <td style="border: none;"><input type="checkbox"/> traces evidence of early colour of tiles/panes</td> <td style="border: none;"><input type="checkbox"/> intact shop front</td> <td style="border: none;"><input type="checkbox"/> porch supports shop verandah</td> <td style="border: none;"><input type="checkbox"/> verandah - decoration</td> <td style="border: none;"><input type="checkbox"/> verandah roof and structure</td> <td style="border: none;"><input type="checkbox"/> elaborate/high standard design of cement rendered surfaces</td> </tr> </table>				<input type="checkbox"/> unadorned concrete window	<input type="checkbox"/> unadorned decorative brickwork	<input type="checkbox"/> traces evidence of early colour of tiles/panes	<input type="checkbox"/> intact shop front	<input type="checkbox"/> porch supports shop verandah	<input type="checkbox"/> verandah - decoration	<input type="checkbox"/> verandah roof and structure	<input type="checkbox"/> elaborate/high standard design of cement rendered surfaces
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See attached.											
INTEGRITY Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos		CONDITION Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos									
ALTERATIONS AND RECOMMENDATIONS											
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS					
	New roof iron	Nil									
	Entrance doors??	Nil									
<small>0 = REINSTATE ORIGINAL DESIGN, 1 = REINSTATE SYMPATHETIC ALTERNATIVE, R = REMOVE, SAN = REMOVE BY APPROVED METHOD</small>											
OTHER COMMENTS											

NOTABLE FEATURES/SIGNIFICANCE

The Meat Market opened for trading on the first of September 1869, preceding the official opening of the Queen Victoria Market by nine years. The impressive render facade on Elizabeth Street was designed by William Salway, the architect also responsible for the adjacent row of shops added in 1884. It consists of six pairs of double height pilasters on rectangular bases forming five recessed bays with lower level flat arch openings and half round upper level windows. The wider central bay which forms the principal entrance, is carried through the heavy cornice to the parapet and embellished by an animal bas-relief in a keystone arch under an open balustrade. The whole produces an imposing design which dominates its corner site.

The hall was extended to Queen Street in 1906, in polychrome brickwork with a verandah featuring the similar details to the 1923 K and L sheds. It dominates Queen Street streetscape.

It is the focal point of the streetscape of this end of Elizabeth Street. The building is architecturally significant and gains social significance for its association with Victoria Market.

Sources:

National Trust, Submission for the Preservation of the Queen Victoria Market, November 1973.



property ref 110689

NOTABLE BUILDING CITATION

NAME: VICTORIA MARKET
ADDRESS: CNR VICTORIA STREET & ELIZABETH ST

OWNERSHIP STATUS: PRIVATE ___ MUNICIPAL X STATE ___ COMMONWEALTH ___
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: X NO: ___

REASONS FOR SPECIFICATION

1. REGISTERED BUILDING: HBR ___
GBR ___
NER ___

2. LISTED BY NATIONAL TRUST:
CLASSIFIED X
RECORDED ___

3. IDENTIFIED BY HBPC AS:
INDIVIDUAL BLG (NOT REG) X
PART OF STREETScape X

4. OTHER _____

MCC CONSERVATION STUDY GRADING ___

REFERENCES

HBC CITATION ___ TRUST CITATION X
AHC CITATION ___ HBPC STUDIES X
MCC STUDIES X



STATEMENT OF SIGNIFICANCE

The Victoria Market has had a continuous existence as a public market since 1878, and is the last surviving of the four produce markets established in central Melbourne in the nineteenth century. In 1917 it was enlarged, incorporating the old Melbourne cemetery. It is a survivor of the typical nineteenth century practices of open-air produce marketing in Melbourne, and retains a cultural and recreational role in today's history.

NOTABLE FEATURES/SIGNIFICANCE

This row of eight retail shops was designed by William Salway and built by Kinnaird and McMullen in 1884. It is divided into two groups of four units on each side of a pediment arch to the lane leading to the Dairy Produce Market Hall. Each shop features a full width shop front, below an upper storey consisting of a pair of windows installed in two recessed arched bays. The row is connected by a string course which arches over the windows to form implied pilasters. A plain cornice and parapet with dividing walls in the form of pilasters terminates the design.

The rear is unusually intact. A post office occupies the corner allotment.

Designed by the architect responsible for the adjacent Meat Market facade, the group remains substantially intact and gains significance for; the intact rear; it's elegant frontage on Elizabeth Street; and as part of the Queen Victoria Market group.

Sources:

MCC Building Drawings Index
National Trust File no. 2282





NOTABLE FEATURES/SIGNIFICANCE

In 1876 the northern part of the first Melbourne General Cemetery, which had been closed since 1867, was reserved for a fruit and vegetable and general market by the Melbourne City Council. Original tenders involved the construction of five sheds (now known as A-E sheds) and were accepted on the 29th of October 1877 from the builder James Thurgood of Errol Street in Hotham, for the value of £10,422. Subsequently the new Queen Victoria Market was officially declared open by the Lord Mayor of Melbourne on the 20th of March 1878.

The five open sided sheds are built using similar techniques. The roof is supported by iron trusses with curved iron braces to alternate heavy square timber posts set on a bluestone base. At regular intervals, an ingenious and finely detailed junction of timber beams allows the structure to compensate the natural declivity of the ground by projecting the timber edge beam of the lower level past the post to form a bracket for the upper level beam. This change in level is further emphasised by a break in the roof. The gable ends of the five sheds are covered with vertical weatherboards and the open walkway between sheds joins each with a square scrolled parapet. The vaulted verandahs feature similar detailing to the much later K and L sheds. Further detailed investigation is required to determine their date.

The significance of these sheds relates equally to their intact timber and iron construction and to the social significance of the Market as a whole. An important streetscape element in North Melbourne.

Source:

National Trust, Submission for the Preservation of the Victoria Market, November 1973.



NOTABLE FEATURES/SIGNIFICANCE

In 1917 the Melbourne City Council obtained the remainder of Melbourne's first general cemetery site under the Melbourne Market Land Act No. 2913, to extend the Queen Victoria Market which had operated in the area since 1878. K and L sheds, built in 1923, were the first sheds to be erected on this newly acquired site.

Externally these sheds follow a similar, though larger form to the 1877 A-E sheds however internally their modern date is clear from the construction technique used. It is steel framed with trussed columns and roof members, under three corrugated iron pitched roofs with small profiled corrugated iron gables and eaves. Natural lighting is provided in the middle of the hall by a row of louvres and windows installed below the eaves of the central roof, and by notable skylight vaults across the ridge line. The three long roof structures and the lighting panels step down at regular intervals to compensate for the natural declivity of the ground to enhance this otherwise simple structure. At both the gable ends, a verandah, vaulted in its middle to enhance the entrance, rests on cast iron columns and is the only concession to decoration in this rather utilitarian structure.

The significance of these sheds relates to the continuation of the basic form of the 1877 A-E sheds and the social significance of the market site. Substantially intact.

Source:

National Trust, Submission for the Preservation of the Queen Victoria Market, November 1973.



NOTABLE FEATURES/SIGNIFICANCE

A row of nine shops built in 1889 by R. C. Brocon¹ according to plans by the City Surveyor's Department. Each unit is two storeys high and covered with an individual pitched slate roof, unusually visible to the street. The ground floor is rendered and each unit consists of a shop and side entrance providing private access to the residences above. The shop at the junction of Queen Street with Victoria Street receives a different treatment with a partially hipped roof supported by unusual timber brackets above the corner cut off angle of the structure. The upper level was originally face brickwork with simple window openings.

These simple terraces are made more striking by the emphasis given to the change in level of each unit and the dominant roofs with large chimneys.


A substantially intact group typical for the period and illustrating the wide range of work by the MCC Architects Office. An important part of the streetscape and the whole Victoria Market complex.



9. 85-149 Victoria Street, Central Activities District Conservation Study Building Identification Form

Pathway No - 110673

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM		MEREDITH GOULD, Architect, Conservation Consultant 1985* (*see index sheet)																																																																						
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OTHER COMMENTS See attached.																																																																								

NOTABLE FEATURES/SIGNIFICANCE

A fine single storey row of shops erected in two stages to a design by the Melbourne City Council. The first twelve shops which run from Queen Street to the lane were built in 1889 by R.R. Vincent for £3,756, and the similarly detailed remaining nine one year later by J.R. Allen for £2,600 pounds. A strong textural and three dimensional character dominates these terraces achieved by a combination of; projecting dividing face brickwork walls with ornate render mouldings between individual shops; timber framed shop fronts with deep central recesses; a heavy cornice and a parapet of brick and render with open panels. At the rear the design is quite different. The hipped roof is projected to form a skillion and the parapet follows this rake to produce a projecting dividing wall and a recessed bay for each unit. A double door of fine woodwork (some original examples remain) in a flat arched opening flanked by two narrower flat arched window openings service the rear lane. This unusual planning with access at front and rear suggests that business may have been transacted at two locations for each shop. (Further research required.)

A remarkably intact example of Victorian commercial architecture also significant for its contribution to the Victoria Parade streetscape and to the Victoria Market Complex.

OTHER COMMENTS:

MCC Building Drawings Index:

XC21, 12 shops Victoria Street (224 frontage) at corner Queens Street, R.R. Vincent's contract, 4.2.1889.

XC24, 9 shops Victoria Street, J.R. Allen's contract, 13.5.1890.

Sources:

MCC Building Drawings Index


National Trust file 2282.



10. From 151 Victoria Street to the corner Peel and Victoria streets, Central Activities District
Conservation Study Building Identification Form


prop. key 110671

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM		MEREDITH GOULD, Architect, Conservation Consultant 1985* (*see index sheet)																																																																																					
BUILDING ADDRESS Victoria Market (from 151 Victoria Street to the corner Peel and Victoria Streets).																																																																																							
BUILDING TITLE		TYPE Shops <small>Original Use (if not Residence)</small> "																																																																																					
EXISTING DESIGNATION		HBR No 734	AHC																																																																																				
GRADING A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> No																																																																																							
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PERIOD <input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input checked="" type="checkbox"/> Inter War <input type="checkbox"/> Victorian <input type="checkbox"/> Post War																																																																																							
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OTHER COMMENTS Footnote: 1. National Trust file No. 2282.																																																																																							

11. Franklin Street stores, Central Activities District Conservation Study Building Identification Form

property key 110686 & 110687

MELBOURNE CITY COUNCIL		MEREDITH GOULD, Architect, Conservation Consultant 1985* (*see index sheet)													
CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM															
BUILDING ADDRESS Victoria Market (Franklin Street)															
BUILDING TITLE Stores		TYPE Market Building <small>Original Use (if not Residence)</small>													
EXISTING DESIGNATION	HBR No 734	AHC	NT 2282												
GRADING	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input checked="" type="checkbox"/>												
	D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/>														
<small>No</small>															
STREETSCAPE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>												
		CONSERVATION AREA <input checked="" type="checkbox"/>													
SURVEY DATE	11/5/85														
NEG FILE	11/29,30,31														
TITLE															
VOL	PGL														
STYLE	Art Deco														
PERIOD	<input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input type="checkbox"/> Victorian <input checked="" type="checkbox"/> Inter War <input type="checkbox"/> Post War														
CONSTRUCTION DATE	1930														
SOURCE	Nat. Trust file 2282														
MATERIALS	WHERE NOT APPARENT Face brick and render.														
															
NOTABLE FEATURES/SIGNIFICANCE															
<table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> UNUSUAL FORMS</td> <td style="border: none;"><input type="checkbox"/> UNUSUAL DECORATIVE DETAILWORK</td> <td style="border: none;"><input type="checkbox"/> REMAINS EVIDENCE OF EARLY OWNERS OR FINISHERS</td> <td style="border: none;"><input type="checkbox"/> FENCE</td> <td style="border: none;"><input type="checkbox"/> VERANDAH DEMONSTRATION</td> <td style="border: none;"><input type="checkbox"/> VERANDAH ROOF AND STRUCTURE</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> CONTACT SHOP FRONT</td> <td style="border: none;"><input type="checkbox"/> GOOD SUPPORTIVE SHOP VERANDAH</td> <td style="border: none;"><input type="checkbox"/> HIGH QUALITY/HIGH STANDARD DESIGN OF CONTACT RENDERED SURFACES</td> <td colspan="3"></td> </tr> </table>				<input type="checkbox"/> UNUSUAL FORMS	<input type="checkbox"/> UNUSUAL DECORATIVE DETAILWORK	<input type="checkbox"/> REMAINS EVIDENCE OF EARLY OWNERS OR FINISHERS	<input type="checkbox"/> FENCE	<input type="checkbox"/> VERANDAH DEMONSTRATION	<input type="checkbox"/> VERANDAH ROOF AND STRUCTURE	<input type="checkbox"/> CONTACT SHOP FRONT	<input type="checkbox"/> GOOD SUPPORTIVE SHOP VERANDAH	<input type="checkbox"/> HIGH QUALITY/HIGH STANDARD DESIGN OF CONTACT RENDERED SURFACES			
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<p>Two rows of wholesalers stores remarkable for the intactness of their Art Deco design illustrating the continuity of the market function in the twentieth century. A stepped awning completely surrounds the brick stores which are separately indicated by a shaped parapet in render. They face a forecourt used as a carpark with notable mature palm.</p>															
INTEGRITY Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos		CONDITION Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos													
ALTERATIONS AND RECOMMENDATIONS															
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS									
<small>D = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD</small>															
OTHER COMMENTS Demolition may be considered if a proposed development continues the public function of the site and is complementary to the existing market function.															

17 November 2000

CS:RH 2282

Manager
Planning Section
City of Melbourne
GPO Box 1603M
MELBOURNE 3001



NATIONAL TRUST
of Australia (Victoria)

A.C.N. 094 356 172

Tarna Terrace, Parliament Place

Melbourne, Victoria 3002

Telephone: (03) 9654 4711

Tasmania: (03) 9650 5307

Internet Address: www.nattrust.com.au

President: Dianne Wedder, OAM

Chairman of Council: Simon McLean OAM, AM, QC

Chief Executive Officer: Peter Seaveney



Dear Sir/Madam

RE: QUEEN VICTORIA MARKET & OLD MELBOURNE CEMETERY, THE BLOCK BOUNDED BY PEEL, VICTORIA, QUEEN AND FRANKLIN STREETS, IN WEST MELBOURNE, & THE BLOCK BOUNDED BY ELIZABETH, VICTORIA, QUEEN AND TERRY STREETS, IN MELBOURNE.

I write to advise you as owner that the above places have been Classified by the National Trust. The Trust believes that Classified places are an essential part of Australia's heritage and must be preserved for future generations to enjoy.

Please note the Queen Victoria Market has been upgraded to classified at National level and the Old Melbourne Cemetery has now been included in this Classification.

I would like to respectfully draw your attention to a statutory requirement that now becomes relevant. Under the new Victoria Planning Provisions currently being implemented in Victoria notice must be given to the National Trust (under Clause 67.02 of the Planning Scheme) if an application relates to council-owned land on which there is a building classified by the Trust.

We therefore respectfully request that you place this letter on the appropriate building file, with the intention that the Trust be informed should Council become aware of any proposed developments which could have an adverse impact on the classified place.

Since the Trust believes the place to be of historic importance, we recommend that if this place is not already covered by the Heritage Overlay controls of your Planning scheme that you take steps to do so.

Please find enclosed a copy of the Trust's Classification Report for this place. The Statement of Significance summarises those aspects which, in the view of the National Trust, contribute to the importance of the places. Such a summary is a necessary part of protection through Heritage Overlay controls under the Planning Scheme.

I would be grateful if you could bring this Classification to the attention of your Council and particularly your planning department and heritage adviser.

I would also be grateful if you could acknowledge receipt of this letter, and let us know of the current heritage status of the place under the Planning Scheme.

Should you have any queries, please do not hesitate to contact Dr Celestina Sagazio of this office.

Yours sincerely

IAN PAUSACKER
Conservation Manager

CLASSIFICATION REPORT

1. **NAME OF PLACE** Queen Victoria Market FN 2282

2. **OTHER** Old Melbourne Cemetery

3. **LOCATION**

The block bounded by Peel, Victoria, Queen and Franklin Streets, in West Melbourne, and the block bounded by Elizabeth, Victoria, Queen and Therry Streets, in Melbourne, both in the City of Melbourne.

4. **DATE**

Cemetery : 1840s to 1900s
Sheds: A to F - 1878, : A B C extended 1905;
D E F extended 1922; L & K built - 1923;
Sheds H & I, behind Dairy Hall - 1878, 1906, 1911
Meat Market: 1869, facade 1884
Shops : Elizabeth Street - 1884; Victoria Street - 1887, 1890
Dairy Hall: 1928

5. **TYPE OF PLACE/ARTEFACT**

Market and former Cemetery.

6. **LEVEL**

Market - National
former Cemetery - State

7. **EXTENT OF DESIGNATION**

All the existing sheds, the shops facing Elizabeth and Victoria Streets, the Meat Market, and the Dairy Hall and its interior. The land of the former Old Melbourne Cemetery and any remaining burials.

8. STATEMENT OF SIGNIFICANCE

The Queen Victoria Market is of historical, social and architectural significance at the National Level. The site of the old Melbourne Cemetery is important at the State level.

The Queen Victoria Market is of historical significance as the only one of the major 19th century markets in Australia to survive intact and operating. It is also the only one of a group of important central markets built by the corporation of the City of Melbourne in the 19th century to survive. It provides a still-vibrant sense of how a 19th century market functioned, while the many additions to the fabric over the years demonstrate the growth and changes in market functioning. As the principal wholesale market for fresh fruit and vegetables from 1878 to 1975, the market had a profound effect on the system of growing, selling and distribution in the State.

Most of the block bounded by Victoria, Peel, Franklin and Queen Streets is significant as the site of Melbourne's first official cemetery, established in 1837. Closed in 1854, but not completely taken over for market purposes until the 1920s, many burials (possibly thousands) remain on the site, including many early Melbourne settlers.

The Queen Victoria Market is of social significance as a record of change and continuity in market activity over a long period and as an important shopping, leisure and meeting place for generations of Victorians. The complex of enclosed food halls, open sheds, shops and stores perpetuates distinctive forms of trading which have their origin last century and earlier, providing a very tangible continuity between 19th and 20th century Melbourne. The market has become one of the key identifying symbols of Melbourne for locals and tourists alike, its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s.

The Queen Victoria Market is of architectural significance for the range of unique structures necessary for a market that survive intact. The large span open-sided sheds with heavy timber posts, iron trusses and timber pedimented facades are impressive, and the last remaining example of such market structures from the 19th century in Victoria. The two storey and single level shops on Victoria Street are finely detailed, and both are unusually long rows of matching facades, complete with intact timber shopfronts. The produce hall arch between the two groups of shops on Elizabeth Street is unusual, and the facade of the Meat Market is a very impressive and elaborate design, and were designed by noted architect William Salway.

The Meat Market features a highly modelled facade, with unusual thermal windows, between paired Roman Doric pilasters, each topped by a projecting entablature, cornice and balustrade. In the central raised arch over the entrance, there is a pastoral scene of sheep and cattle, a device which has delighted generations of visitors.

The Dairy Hall is in a restrained stripped classical style, with an interior that is notable for the intact stall fronts, with their timber surrounds and marble counters.

9. HISTORY

The Queen Victoria Market comprises two city blocks: a western rectangular block bounded by Franklin, Peel, Victoria and Queen Streets; and an eastern irregular block bounded by Queen, Victoria, Elizabeth and Therry Streets.

Much of the western rectangular block became Melbourne's first official cemetery in 1837. Many burials took place, but the pace of development led to the current Melbourne General Cemetery site being established in 1850, and the Old Melbourne Cemetery was closed to new graves. Burials however continued for those who already had sites allocated for many years after. With the growth of the market, and the continuing dilapidation of the cemetery, the Council acquired the northernmost sections in 1877 for the establishment of a large wholesale fruit and vegetable market to complement the Meat Market already established on the adjacent block. The southern wall of the brick F Shed marks the boundary at this time. In 1917, the Council acquired the remainder of the site. Some of the earliest and most important memorials remaining were transferred to a "Pioneer Section" at the Fawkner Cemetery. About 500 exhumations were made, and the remains and memorials relocated to various cemeteries around Melbourne. No attempt was made to exhume burials where no markings remained.

Market activities in the area began with construction of the meat market building facing Elizabeth Street in 1869. The first shed constructed for the fruit and vegetable market may have been H shed directly behind the Meat Market, probably in 1877. Sheds A-E in the western block were built soon after, and were ready for the opening of the market by the Mayor on March 20, 1878. It was built to provide a replacement for the Eastern Market in Bourke Street, during its reconstruction, but became permanent.

The meat market failed as a wholesale market and operated as a retail outlet from 1874. Shops were constructed along Victoria Street in 1887, and 1890 and Elizabeth Street in 1884, and provided a variety of goods, including hardware and clothing, and services such as cafes and a post office also congregated here. The two-storey shops and Produce Hall arch facing Elizabeth Street, and the stuccoed Elizabeth Street elevation to the old meat also built in 1884, are the work of the architect William Salway.

K and L sheds were constructed in 1923 in much the same style as the earlier sheds, although larger. A, B, C sheds were extended to Peel Street 1905, and D E and were similarly extended in 1923. Street verandahs along Peel and Queen Streets were also added. The Dairy Hall in Therry Street was built in 1928.

The Franklin Street stores were constructed in 1930. These were intended to allow food not immediately sold to be stored. Additional sheds M, N and O, of very simple form, were constructed between the stores and the rest of the market in 1936. The substation in Therry Street was constructed in 1926. By 1936 the whole of the site was developed.

The fruit and vegetable market became an important focus for trade, retaining its wholesale function until c. 1970 and its retail function to the present day. In the 1970s, the market was reduced in size by the demolition of sheds M, N & O.

Threats of possible closure or demolition of parts of the site were averted in the early 1970s, partly through the efforts of the National Trust. The sheds were repaired in 1978, followed by the shops, which were restored including their verandahs, in the early 1980s. The Meat Market building was extended to the Queen Street boundary, in matching brickwork, in the late 1980s. The space between it and the rear of the shops facing Victoria Street was covered with a modern fabric awning to create a food court in the mid 1990s.

A Sunday dry-goods market was instituted in c.1980, and trading hours were extended in the late 1990s. Despite regular reports of financial problems, the market has become a popular tourist attraction, and draws regular shoppers from all parts of Melbourne. The development of the highly regarded Melbourne restaurant scene in the 1980s and 1990s is said to have been encouraged by the availability of fresh produce at the market.

10. DESCRIPTION

10.1 PHYSICAL DESCRIPTION

Refer photos.

10.2 CONTEXT

It is a large site, surrounded by mainly low scale, architecturally undistinguished, commercial development.

10.3 PRESENT USE

Market

10.4 PRESENT CONDITION

Good

11. EVALUATION AND COMPARATIVE ANALYSIS

The Queen Victoria Market serves as a record and reflection of the development of Melbourne over more than a century, beginning as the principal supplier of fresh food to Melbourne's populace which lived nearby, and adapting, as the city grew outwards, to cater for tourists and leisure shoppers, while remaining a functioning produce market. It survives as a record of change and continuity in market activity over a long period and as an important shopping, leisure and meeting place for generations of Victorians.

The complex of enclosed food halls, open sheds, shops and stores illustrates a range of commercial transactions which is today similar to the pattern of activity in 1878 when the market was opened. It comprises a collection of important commercial and other buildings with a distinct range of functions, demonstrating municipal enterprise and development over a long period. The loss of its wholesale functions is the most obvious manifestation of the changing relationship between the market and the city it serves, but its physical fabric and the remaining retail activities provide a very tangible continuity between 19th and 20th century Melbourne. The market has become one of the key identifying symbols of Melbourne for locals and tourists alike, its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s.

Markets

There are no other markets of this scale, occupying the original buildings, anywhere in Australia.

The old Markets in Sydney and Adelaide, once of a similar scale, and accommodated in even more architecturally pretentious structures, have both been relocated, and the buildings now used for other purposes.

In Sydney, the main historic fresh produce markets to survive in the late 20th century were located on two blocks at the southern end of the city near Darling Harbour. They were built in the 1900s with simple covered areas, enclosed by facades designed in an interesting Edwardian red-brick free-style manner. In the mid 1980s, the markets were removed completely from the site, and only sections of the facades preserved, and incorporated into new buildings for a technical school.

In Adelaide, substantial fresh produce wholesale markets were constructed in the 1900s at the eastern end of the city, near Hindley Street. They were designed similar to the Sydney example, with simple shed-like interiors, with street facades of substantial two storey red brick buildings in an exuberant Queen Anne manner, containing shops and elaborate entrances to the market. In the early 1990s, the market function was relocated, and the interior portions demolished for new residential development.

Other markets in suburban Melbourne, or country areas, are much smaller, and generally accommodated in much newer structures. The South Melbourne markets are popular, and have operated from their site since the 19th century, but the structures were completely rebuilt in the 1970s, with a concrete roof for car parking above, and reproduction Victorian cast-iron verandahs around the street frontages. The Prahran Market has operated from its site since the late 19th century, and has a substantial three storey entrance facade dating from 1890s, but the market area itself behind dates from the late 1970s.

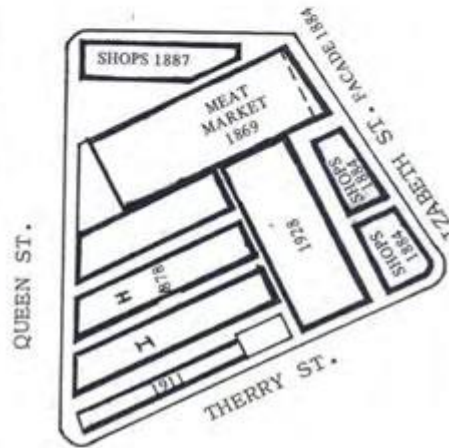
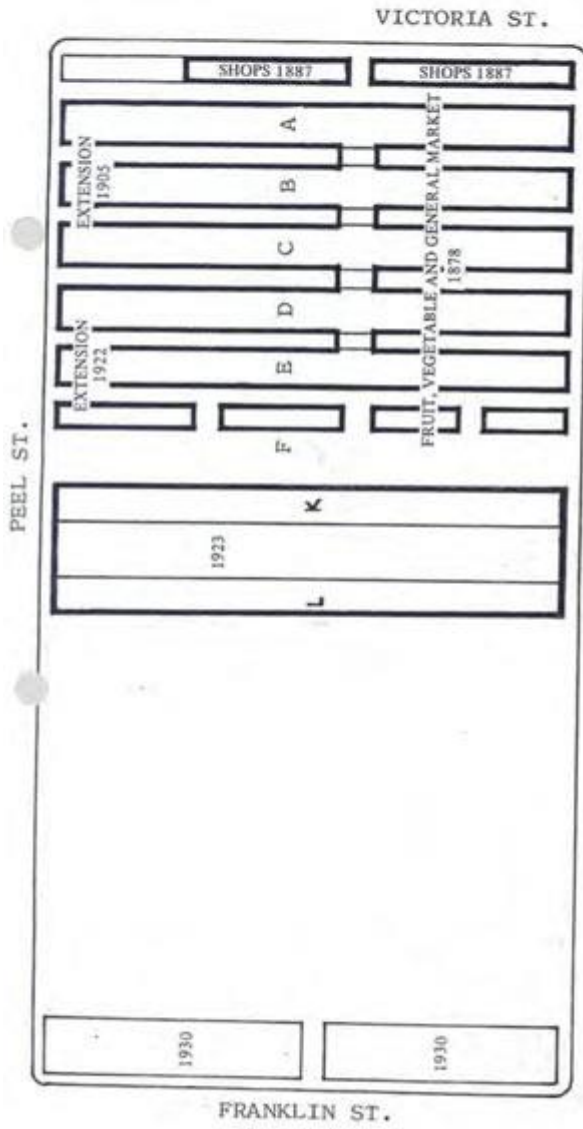
There are no other fresh produce markets in historic structures of any notable scale known in any other Australian city.

Cemeteries

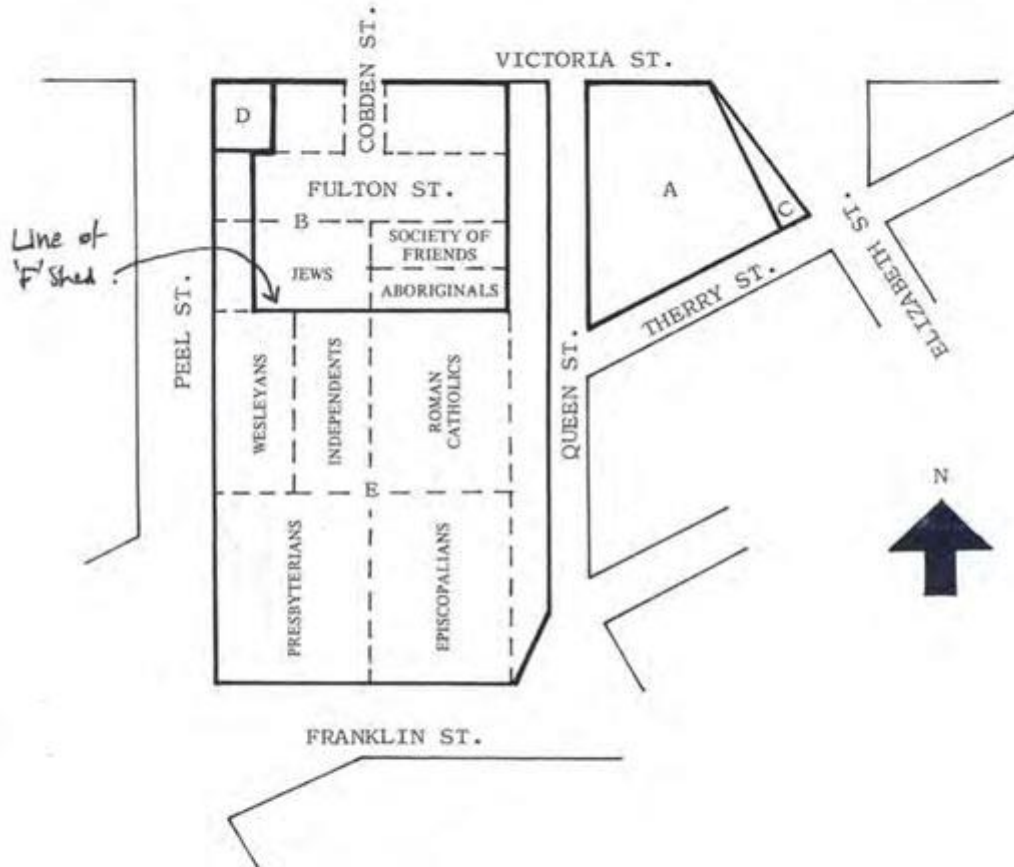
There are a number of large and important cemeteries in Victoria, particularly the Melbourne General Cemetery, with numerous important personal historical figures, and impressive monuments. At the Old Melbourne Cemetery by contrast, there are no memorials, and indeed little evidence on the site of its existence. This cemetery is important as the site of Melbourne's first official cemetery, and for the numerous burials remaining, many most likely dating from the 1840s and 1850s.

12. REFERENCES

QUEEN VICTORIA MARKET SITE PLAN



LAYOUT OF OLD MELBOURNE GENERAL CEMETERY



EXTENT OF INDIVIDUAL GRANTS HELD BY THE
MELBOURNE CITY COUNCIL

A	2 acres 1 r. 21 p.	1868
B	4 acres 1 r. 10 p.	1878
C	28 p.	1884
D	1 r. 7 p.	1904
E	10 acres 1 r. 11 p.	1924

FILE NO: 84 3209 F

HISTORIC BUILDINGS ACT 1981.

Recommendation to the Minister for Planning and Environment, the Honourable Thomas William Roper, MLA in accordance with Section 18(6) of the Historic Buildings Act 1981, for the addition to the Register of Historic Buildings of:

NAME: QUEEN VICTORIA MARKET, CITY OF MELBOURNE

ADDRESS: Victoria Street, Melbourne

EXTENT: All of the land hatched on the plan (appendix A) which is included in the Register Book Certificates of Title Vol. 4220 Fol. 843975; Vol. 4220 Fol. 843974; Vol. 4776 Fol. 955117; Vol. 1182 Fol. 236224 and the conveyance from the Commonwealth which is included in Conveyance Book 430 Memorial 155, and the following buildings: Sheds A, B, C, D, E, H, I, K and L, the wall known as F Shed, the Meat Hall (but excluding the new internal fittings), the Dairy Hall, The Elizabeth Streets shops, the Victoria Street shops between Elizabeth and Queen Streets, and the Victoria Street shops between Queen and Peel Streets.

OWNERS: The Lord Mayor, Councillors and Citizens of the City of Melbourne.

PHOTOGRAPH

EXTENT OF DESIGNATION
(SUMMARY)



SYNOPSIS OF REPORT

- . EXAMINATION INSTIGATED S.18(1): 9/ 3/88
- . DATE OF HBC RESOLUTION TO RECOMMEND:
- . OWNER . REQUIRED HEARING: NO
- . . SUPPORTED DESIGNATION YES
- . . ADVISED OF RECOMMENDATION
- . OTHER SUBMISSIONS RECEIVED FROM: National Trust of Aust (Vic)

. FINDINGS: (A) STATEMENT OF SIGNIFICANCE

The Victoria Market comprises two city blocks: a western rectangular block bounded by Franklin, Peel, Victoria and Queen Streets; and an eastern irregular block bounded by Queen, Victoria, Elizabeth and Therry Streets.

The market began in the irregular eastern block with construction of the meat market building in 1869. The first Melbourne General Cemetery had occupied the majority of the eastern block of the current market site. It was closed in 1867 and the land acquired by the Council in two parcels, the first in 1876 for a wholesale fruit and vegetable market and the second in 1917 for an extension of the same. The original boundary between the old Melbourne cemetery and the market site is marked by the wall known as F shed.

The first shed constructed for the fruit and vegetable market may have been "H" shed, probably in 1877. Sheds A-E in the western block and I were completed ready for the opening of the market by the Mayor on 20 March 1878.

The fruit and vegetable market became an important focus for trade retaining its wholesale function until c. 1970 and its retail function to the present day.

Additional facilities, including retail facilities were spawned by this central metropolitan facility.

The 1867 meat market, however, failed as a wholesale operator and operated as a retail outlet from 1874. Shops constructed along Victoria Pde in 1889-90 and Elizabeth Street in 1884 provided all manner of goods including hardware and clothing, and services such as cafes and a post office also congregated here.

The two-storey shops and Produce Hall arch facing Elizabeth Street, and the stuccoed Elizabeth Street elevation to the old meat market dates from 1884 and is the work of the architect William Salway.

The market has a special place in the history of the Corporation as ownership and development of it as a metropolitan facility the Melbourne City Council was to materially aid the Council's resources and influence.

In 1917 the Council obtained the remainder of the old Melbourne Cemetery to extend the market westwards and southwards beyond the initial boundary at "F" shed. K and L sheds were constructed in consequence in 1923 in much the same style although larger than the earlier sheds. A, B, D, E and F sheds were probably extended at this time in a westerly direction. Street verandahs along Peel and Queen Streets were also added.

The Franklin Street stores were constructed in 1930. These were intended to allow food not immediately sold to be stored. Additional sheds M, N and O of very simple form were constructed between the stores in 1936. The substation in Therry Street was constructed in 1926.

By 1936 the whole of the site was developed. There have been minor alterations in the last 15 years.

The Queen Victoria Market is one of the great nineteenth century markets of Australia and the only one of a group of important central markets built by the Corporation of the City of Melbourne to survive. The complex of enclosed food halls, open sheds, shops and stores illustrates a range of commercial transactions which is today similar to the pattern of activity in 1878 when the market was opened.


The Queen Victoria Market is of architectural and historic importance for the following reasons:

- As the last surviving of a group of metropolitan markets built by the Corporation of the City of Melbourne in the nineteenth century, and one of the last great nineteenth century metropolitan markets in Australia.
- For perpetuating distinctive forms of trading which have their origin in trading practices last century and earlier.
- As a collection of important commercial and other buildings with a distinct range of functions.
- As an example of municipal enterprise and development over a long period.
- For reflecting and encouraging rich and diverse patterns of human cultural activity over a long period.
- As a powerful human symbol of centralization in metropolitan commerce and social activity in Melbourne over a long period.

12. Therry Street substation, Central Activities District Conservation Study Building Identification Form

Property key 110696
70-74 Therry St

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM		MEREDITH GOULD, Architect, Conservation Consultant 1985* (*see index sheet)																																																																													
BUILDING ADDRESS Victoria Market (Therry Street)																																																																															
BUILDING TITLE Substation		TYPE Substation <small>Original Use (if not Residence)</small>																																																																													
EXISTING DESIGNATION	HBR No	AHC																																																																													
GRADING No A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/>																																																																															
STREETSCAPE 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		CONSERVATION AREA X																																																																													
SURVEY DATE 11/6/85																																																																															
NEG FILE 12/30																																																																															
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PERIOD <input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input type="checkbox"/> Victorian <input checked="" type="checkbox"/> Inter War <input type="checkbox"/> Post War																																																																															
CONSTRUCTION DATE 1928 (1935 addition, alt.) SOURCE MCC Elec. Dept. Build Drawing Index																																																																															
MATERIALS WHERE NOT APPARENT																																																																															
																																																																															
NOTABLE FEATURES/SIGNIFICANCE <small>* FEATURES MAY HAVE BEEN ALTERED</small> unadorned cornice render <input type="checkbox"/> unadorned decorative brickwork <input checked="" type="checkbox"/> remains evidence of early colours or finishes <input type="checkbox"/> fence <input type="checkbox"/> inset shop front <input type="checkbox"/> veranda decoration <input type="checkbox"/> pick supported shop veranda <input type="checkbox"/> elaborate/high standard design of cement rendered surfaces <input type="checkbox"/> veranda roof and structure <input type="checkbox"/>																																																																															
A simple exposed brickwork structure designed by the City Council in 1928, with a heavy moulded cornice above false moulded and keystone arch openings executed in render. It gains significance for its design which blends with the adjacent Dairy Produce Market Hall also built in 1928.																																																																															
INTEGRITY Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos		CONDITION Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos																																																																													
ALTERATIONS AND RECOMMENDATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NOS</th> <th>SYMPATHETIC</th> <th>RECS</th> <th>INAPPROPRIATE</th> <th>RECS</th> <th>EXTREMELY INAPPROPRIATE</th> <th>RECS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS																																																																						
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<small>0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; RAR = REMOVE BY APPROVED METHOD</small>																																																																															
OTHER COMMENTS The western end is an 1935 extension.																																																																															

13. Victoria Market corner Victoria and Elizabeth streets, Notable Building citation

NOTABLE BUILDING CITATION

NAME: VICTORIA MARKET
ADDRESS: CNR VICTORIA STREET & ELIZABETH ST

OWNERSHIP STATUS: PRIVATE ___ MUNICIPAL X STATE ___ COMMONWEALTH ___
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: X NO: ___

REASONS FOR SPECIFICATION

1. REGISTERED BUILDING: HBR ___
GBR ___
NER ___

2. LISTED BY NATIONAL TRUST:
CLASSIFIED X
RECORDED ___

3. IDENTIFIED BY HBPC AS:
INDIVIDUAL BLG (NOT REG) X
PART OF STREETScape X

4. OTHER _____

MCC CONSERVATION STUDY GRADING ___

REFERENCES

HBC CITATION ___ TRUST CITATION X
AHC CITATION ___ HBPC STUDIES X
MCC STUDIES X



STATEMENT OF SIGNIFICANCE

The Victoria Market has had a continuous existence as a public market since 1878, and is the last surviving of the four produce markets established in central Melbourne in the nineteenth century. In 1917 it was enlarged, incorporating the old Melbourne cemetery. It is a survivor of the typical nineteenth century practices of open-air produce marketing in Melbourne, and retains a cultural and recreational role in today's history.

