

Attention: Jessica Antolino

Mr Steven Avery
Executive Director
Heritage Victoria
2 Lonsdale Street
Melbourne VIC 3000

8 September 2022

Dear Mr Avery

Re: P36571 – 97 Drummond Street, Carlton, Drummond Terrace (H0872)

I write with regard to the abovementioned permit application for 97 Drummond Street, Carlton, (which forms part of Drummond Terrace (H0872)) and a Request for Further Information (RFI) issued by Heritage Victoria on 2 September 2022. The RFI requested the following information:

Further detail regarding the existence and condition of original materials beneath the modern tiling to the balconies. It is noted that it is proposed to replace the modern tiling with modern Jarrah timber flooring in these areas. Heritage Victoria would have a preference for any extant original fabric in these areas to be retained and restored.

As indicated in the documentation lodged with the permit application, it is proposed to install tongue and groove jarrah floorboards to the first and second level balcony floors on the east elevation. The existing tessellated tiling to the ground floor verandah will be retained.

The first and second floor balconies currently have modern tiling (see Figure 1 and Figure 2) and while the date of this work is unclear, the fabric is evidently a later addition to the property. The balconies would have originally contained timber boards as is consistent with others in the terrace row, such as at no. 99 (Figure 3).

Correspondence from the Department of Education held in the Anglican Diocese of Melbourne Archives indicates that concrete was poured onto the top floor balcony in 1948. As such, it is unlikely that any original timber boards are extant below the modern tiling, which would be laid over the concrete slab. There was no record of concrete being poured over the first-floor balcony, however, it is possible that the detail was matched to the upper floor level when modern tiling was laid.

Due to the uncertainty of any extant fabric beneath the modern fabric, the tiling will be carefully removed during construction works, and should any extant timber boards be discovered, they will be retained and made good as opposed to replacement where possible. Any extant timber boards damaged beyond repair will be replaced with as close a match as possible. The aim of the proposal was to

reinstate a sympathetic floor finish to the balconies that would reinstate the earlier finish of the balcony flooring, which would also be achieved if existing boards were discovered and retained.

Should modern fabric be discovered beneath the tiling with no evidence of the earlier timber boards, the tiling will be replaced with tongue and groove jarrah floorboards (as proposed) to reinstate a more appropriate floor finish that is sympathetic to the style and era of the building.

Yours sincerely
Lovell Chen



Demi Spencer
Associate
Cc: Mario Lo Giudice, MLoGiudice@bancogroup.com.au



Figure 1 Modern tiling to the first floor balcony
Source: Stoll Architecture



Figure 2 Modern tiling to the second floor balcony



Figure 3 Original timber floorboards to the balcony of 99 Drummond Street
Source: Stoll Architecture