

HERITAGE ASSESSMENT OF FORMER WEST BOURKE HOTEL, 316-322 QUEEN STREET MELBOURNE

For the City of Melbourne



Figure 1 former West Bourke Club Hotel 2010



Figure 2 Detail of De Gruchy & Leigh Isometric View of Melbourne 1866 (State Library of Victoria) shows this site prior to construction of the hotel

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HOTEL, 316-322 QUEEN STREET MELBOURNE**

For the City of Melbourne by Graeme Butler & Associates 2010

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Location of building group



Figure 3 Aerial view of building, showing added service platforms over the light court (Google Maps)

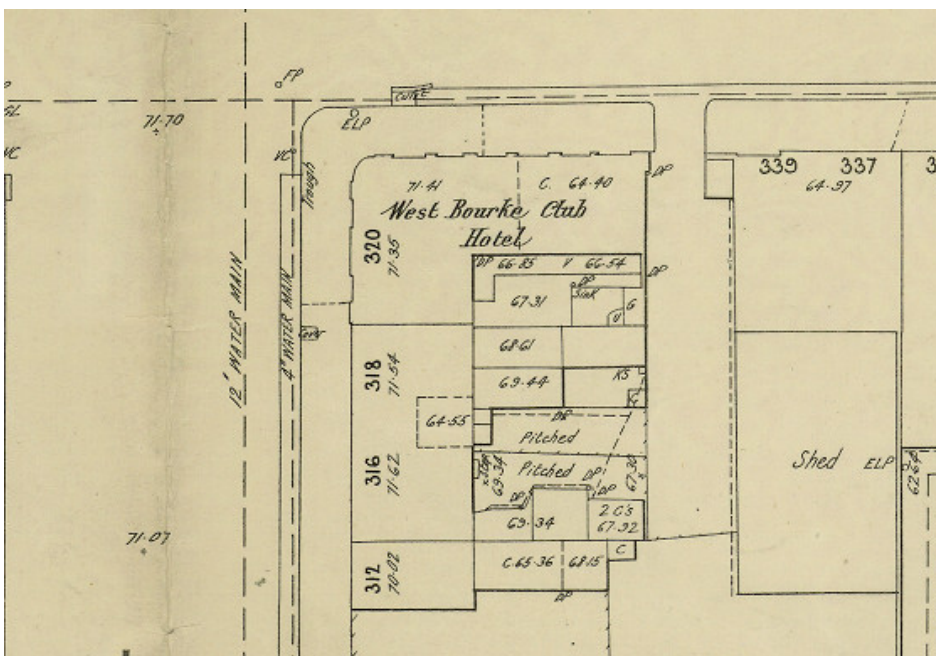


Figure 4 Melbourne and Metropolitan Board of Works detail plan, 1017, City of Melbourne Publication date: 1895

Introduction

Background to this report

In 2010 the City of Melbourne commissioned Graeme Butler & Associates to provide the following heritage assessment of the building at 316-322 Queen Street, Melbourne.

City of Melbourne representatives

Robyn Hellman Coordinator Local Policy Strategic Planning and Sustainability

Melanie Hearne Policy Planner Strategic Planning and Sustainability

Project study team

- Graeme Butler (Graeme Butler & Associates), Heritage architect and social historian: study coordinator, evaluation, management, assessment report, survey
- Beatrice Magalotti (Graeme Butler & Associates): researcher.

Methodology

The following work was undertaken for this heritage assessment:

- Site visit and recording photographically,
- Appraisal of previous heritage reports, as supplied by the City of Melbourne, such as extracts from the Melbourne Central Activities District (CAD) Conservation Study 1985, and reviews of 1993 and 2002, with a check of their cited data references;
- Appraisal of City of Melbourne heritage policies;
- Check of General Law and Torrens title data for the site;
- Check of Rate book data for the site;
- Check of *The Argus* references, National Library of Australia;
- Search of City of Melbourne building permit indices, building files and plans, and heritage database;
- Check of the National Trust of Australia (Vic) and Heritage Council of Victoria web-sites and Hermes database;
- Use of the Lewis, Miles (ed., 1994) *Melbourne- the City's history and development* (published by the City of Melbourne) as a thematic history of the Melbourne CBD, as a development context for the place;

- Preparation of the written report with comparative analysis carried out within the Melbourne Central Business District context and a Statement of Significance in the Victorian Heritage Register format.

Recommendations

This report recommends that the building and associated land at 316-322 Queen Street become part of a Heritage Overlay Area with reference to the existing grading adopted by Council in the Graeme Butler 1985 Central Activity District (CAD) Conservation Study, as revised below, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*. Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Acknowledgements

City of Melbourne strategic planning officers.

HERITAGE ASSESSMENT

Introduction

The following heritage assessments are based in part on Graeme Butler, CAD Conservation Study 1985-1987 citations, with added footnotes and updated information.

Criteria and thresholds

(See *Appendix 7: Assessment criteria used in this report*)

This place has been assessed using the National Estate Register criteria (NER) under the broad categories of aesthetic, historic, social and scientific significance, using a comparative geographic base of the 'locality' (all or part of the Melbourne CBD or Capital City Zone) and the State of Victoria. A place must be at least of local significance to be included in the planning scheme heritage overlay.

National Estate Register criteria summary

The relevant National Estate Register sub-criteria used are identified by their alpha-numeric code and are briefly described as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation of the place
- D.2 good example of a recognised type
- E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style
- F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1
- G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place
- H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

Historical themes

The historical themes that formed the background to this assessment derive from Lewis, Miles and others (1994) *Melbourne- the City's history and development* (published by the City of

Melbourne). These themes are addressed within specific development periods. Although generic, the themes can be loosely associated with the Australian Historic Themes matrix.

The themes listed in that work are as follows:

1. History
2. Social development
3. City Economy
4. Government
5. Town planning
6. Utilities
7. Public Works
8. Building
9. Architecture and Streetscape.

Assessment of cultural significance

The following is an assessment against relevant criteria from the Australian Heritage Commission's Register of the National Estate criteria, as cited in the Applying the Heritage Overlay Victorian Planning Provisions practice note (1999) and as adapted for heritage assessment in Victoria (see Appendix 3: Report assessment criteria).

Statement of Significance format

Heritage Victoria's Statement of Significance format is used for the following Statement of Significance, in the form:

- What is significant?
- How is it significant?
- Why is it significant?

FORMER WEST BOURKE CLUB HOTEL, 316-322 QUEEN STREET, MELBOURNE 3000

Built: 1876-

Statement of Significance

What is significant?

The former West Bourke Club Hotel was built for Port Phillip pioneer, George Evans, in 1876 by the Fitzroy builder, James Greenlaw. Built as two-storeys it received another matching level late in the 1920s when Annie Benson was the owner-licensee.

Designed in the Italian Renaissance Revival style the former hotel has a highly detailed, rendered classical facade divided into bays by Corinthian order pilasters rising, storey by storey, through the full height of the building. Ground level vermiculated panels to the pilasters (Gibbs surrounds) and gabled pediments to entrances lend richness to the façade. A distinctive mannerist window treatment with a bracketed awning motif is used throughout the upper floors. The original cornice is visible at the third floor level while the sympathetically added top level has been scaled with a lesser floor to floor height, as a typical classical attic level.

Built in the 1870s, the hotel is evocative of the growth of the richly cemented Italian style in the City at the start of a major building boom that would last until the late 1880s.

The ground level has been recently reinstated and is remarkably intact compared to other City Victorian-era hotels.

The former hotel is a good corner element at the commencement of a significant Victorian-era government building precinct, extending to the south. It is one of 10 hotels from the 1870s-1880s boom era identified in the 1985 CAD conservation study

Contributory elements

The contributory elements within this property include 19th century external fabric, consisting of external walls and finishes, parapeted form, mouldings, fenestration, pilastrade, along with any new material added in sympathy to the original fabric it replaced and including the 1920s top level

How is it significant

The former West Bourke Club Hotel at 316-322 Queen Street is significant aesthetically and historically.

Why is it significant

The former West Bourke Club Hotel at 316-322 Queen Street is locally significant to the City of Melbourne.

Historically:

The former hotel still possesses that characteristic form of mid Victorian-era commercial Melbourne derived from the growing effect of Italian Renaissance revival architecture as applied at first to two-storey buildings at the beginning of two decades of massive growth in Melbourne City. The relative integrity of the façade ground level is high adding historical value to the place.

The historical link with Port Phillip pioneer George Evans is also notable as one of his last major projects in his transition from pastoralist to City developer. Evans was among the first settlers to set foot in what was to be Melbourne town in the 1830s.

The activities within and around the hotel have been documented over time, allowing a depth of interpretation of the building's history and that of its setting of significant Victorian-era government buildings.

Aesthetically:

The 1870s ornate classical façade is very detailed for its construction date judged within hotel examples of the 1870s and earlier in the Melbourne City context.

The former hotel and its setting evoke an aesthetic linked with early Victorian-era architecture in the city with recent recognition including the 1976 CBD conservation study, the 1985 CAD heritage study, and the 2002 CAD heritage review.

1897

No. 65 1844-55, 30th Dec 55, lease from "A. Robinson" to "Geo Evans" allot 15 Dec 29 Melbourne

No. 67 1844-55, 30th Dec 55, lease from "George Evans" to "Geo Evans" allot 15 Dec 29 Melbourne

No. 130 1844-55, 30th Dec 55, lease from "George Evans" to "Thick Ramage" allot 15 Dec 29 Melbourne

No. 52 1844-55, 30th Dec 55, lease from "Geo Evans" to "Kempthorne" allot 15 Dec 29 Melbourne

No. 92 1844-55, 30th Dec 55, lease from "Geo Evans" to "Philip Benson" allot 15 Dec 29 Melbourne

No. 109 1844-55, 30th Dec 55, lease from "Mary Ann Benson" to "John Benson" allot 15 Dec 29 Melbourne

No. 92 1844-55, 30th Dec 55, lease from "Mary Ann Benson" to "John Benson" allot 15 Dec 29 Melbourne

Appendix 2 Rate records

VPRS 5708 Melbourne City Council microfiche

The following is an extract from Melbourne municipal rate records for this site, transcribed as read with no further corrections.

Rate year	Rate no.	Occupier	Owner	Description	NAV
1890	2129	Thos Taylor	Evans Trust	320 Queens street, West Bourke Hotel, 16rms. 72 x 40	400
1889	2138	Thomas Taylor	Evans Trust	320 Queens street, West Bourke Hotel, 16rms. 72 x 40	?00
1888	2181	T Taylor	Evans Trustees	West Bourke Hotel, 16rms.72 x 40	400
1887	2191	Julius Frank	Evans Trust	170 Queens street, West Bourke Hotel, 16rms.72 x 40	250
1886	2181	Julius Frank	Evans Trust	West Bourke Hotel, 15rms.72 x 40	250
1885	2192	Julius Frank	Evans Trust	West Bourke Hotel 15rms.72 x 40	250
1884	11111	Julius Frank	Evans Trust	West Bourke Hotel 15rms.72 x 40	250
1883	1133	Frank	Evans Trust	West Bourke Hotel 15rms.72 x 40	250
1882	1133	James Cannon	Evans Trust	West Bourke Hotel 15rms.72 x 40	250
1881	1128	Jas Cannon	Evans Trust	166, West Bourke Hotel 15rms.72 x 40	300
1880	1131	Jas Cannon	Evans Trust	Bk. Hotel 15rms. 72x40	300
1879	1127	Jas Cannon	Evans Trust	164-166, Bk. Hotel 15rms. 72x40	300
1878	1120	James Cannon	Evan's Executors	Cannons Hotel, Bar cellar 15 rms. 72x40	300
1877	1097	Goldspink	Evans	Queens street, Bk. Hotel 15rms, bar & cellar 72 x 40	300
1876		No listing			

Appendix 3: Historical development context within the Melbourne Central Business District (CBD) and implications.

Historical context

The construction of the West Bourke Club Hotel paralleled with the reawakening of the city after the low point of the 1860s and increasing investment from Britain in the colony of Victoria. This was also the era of increasing land selection in place of the grazier's pastoral leases which added to the colony's wealth. The first owner of the hotel, George Evans of Emu Bottom, exemplified this transfer from pastoral pioneering to investment in Melbourne's urban development.

The following is a brief summary of relevant chapters from Miles Lewis and others 1994 *Melbourne: The City's history and development*.

Commencement of a city

Melbourne Town was surveyed and named in 1837, presided over by Sydney magistrate, Captain William Lonsdale.

As recognition of the Port Phillip district's growing status, the Colonial Government of New South Wales appointed a district superintendent, Charles La Trobe, who arrived from England in 1839. With him came a local police force, customs office and Crown Land administration able to alienate Crown land for private purchase.

Land subdivision

On 4 March 1837, Governor Bourke arrived and instructed the Assistant Surveyor-General Robert Hoddle to lay out the town. Hoddle's 1836 plan for Melbourne (based on Robert Russell's survey) was on a typical Colonial grid using Governor Darling's Regulations for plan dimensions and form but Governor Bourke insisted that every second street running north and south be a mews or little street for use as service access. This provision was not part of Darling's regulations but served in this case to provide the desired main street widths of 99 feet but with a reduction in the standard lot size to accommodate the new lanes¹.

The population boom of the 1850s gold rush saw increased subdivision along these Little Streets and lanes for residential use, particularly in those in the north-east part of the town².

"When I marked out Melbourne in 1837, I proposed that all streets should be ninety five feet wide. Sir Richard Bourke suggested the lanes as mews or approaches to the stables and out-buildings of the main streets of buildings. I staked the main streets ninety-nine feet wide and after having done so, was ordered by the Governor to make them sixty-six feet wide; but upon my urging the Governor and convincing him that wide streets were advantageous on the score of health and convenience to the future city of Victoria, he consented to let me have my will. I therefore gave up my objection to the narrow lanes thirty-three feet wide, which have unfortunately become streets, and many expensive buildings have been erected thereon. Had a greater number of allotments been brought to public auction at first, houses in broad streets would have been erected thereon."³

Hoddle subdivided each Town Section into twenty allotments each of approximately half an acre (0.202 hectares). Each purchaser was covenanted to erect a substantial building on the land within two years. As the lots sold, the more westerly the situation or greater proximity to the Yarra wharf, the more valuable was the land.

Gold 1850s, City districts form

The Colony of Victoria was proclaimed in 1851, followed soon after by the discovery of gold. By 1854 the colony's population had grown from 80,000 to 300,000, with the immense gold recovery establishing Melbourne City as the country's financial centre. By 1861 the city held 125,000 people, with associated boom in construction of housing, schools, churches, and public buildings. By then most of the township Crown lots had been sold and specific districts with special types of occupancies began to form: the eastern end of Collins Street attracted the medical profession while the central and western section had insurance companies, banks and building societies and while the western part of Little Collins Street attracted the legal profession. Bourke Street had its theatres and music halls and from this sprang the reputation of the nearby Little Streets such as Little Bourke and Little Lonsdale.

¹ Lewis: 26

² Bate: 12

³ From Records and Archives Branch of the City of Melbourne. 1997. *The history of the City of Melbourne*: 11

The 1860s, end of a boom

In 1861 Melbourne's population had reached 126,000, which was five times what it had been in 1851, and 37,000 of these were living in the City of Melbourne (which of course included the residential suburbs). Now, more than ever, the history of Melbourne was the history of Victoria. In some respects it was also the history of Australia, for our period opens with the departure on 20 August 1860 of the Burke and Wills expedition, an enterprise planned and sponsored by the Royal Society of Victoria...

The legacy of gold was the transformation of Melbourne into an instant metropolis. Central to this transformation was the city's continuing function as gateway to a much-enlarged hinterland, and as clearing-house for an increasingly sophisticated inter-colonial economy...

The gold rushes left Australians collectively probably the richest people in the world. In 1860 real product and consumption per head was much higher than in Britain, and was probably higher than in the United States...

Central Melbourne was still to a significant extent a residential area, and it was occupied largely with terraces, lodging houses and medium density accommodation, whose occupants occupied much of their leisure outside the home. The hotels, which were very numerous and mostly very small, played a much greater role in social life than they were to do in the 20th century.⁴

1870s beginning of another Boom with British investment and residual golden riches

In 1861 Melbourne's population had reached 126,000, which was five times what it had been in 1851, and 37,000 of these were living in the City of Melbourne (which of course included the residential suburbs). Now, more than ever, the history of Melbourne was the history of Victoria. In some respects it was also the history of Australia, for our period opens with the departure on 20 August 1860 of the Burke and Wills expedition, an enterprise planned and sponsored by the Royal Society of Victoria. This tells us nothing about the development of the central city as such, but it tells a great deal about the role and vision, and perhaps also the naivety, of Melbourne colonial society.

The legacy of gold was the transformation of Melbourne into an instant metropolis. Central to this transformation was the city's enlarged hinterland, and as clearing-house

for an increasingly sophisticated inter-colonial economy. Pastoralism reasserted itself as the backbone for these developments, although wool exports never quite so dominated the colonial economy as they had before the discovery of gold. Continuing innovations in communication by road and railway consolidated the growth both of the pastoral economy and of the port metropolis. Marine technological innovation, the opening of the Suez Canal, and reducing transport costs, had by the early 1870s firmly established the Australian run among the world's major shipping networks. An Italian visitor to Australia in the early 1870s recalled that to dock in Melbourne was to be enveloped in a 'forest of ships' masts...on all sides.

The city was a conduit for settlers: the immigration intake from Britain boomed during the 1880s. It was a funnel for British investment capital, which during the 1870s and 1880s poured into infant colonial enterprises and government infrastructure developments. It was a service centre which underpinned local rural development by accumulating industries specialising in engineering, vehicle manufacture, the production of simple agricultural implements and boot and shoe manufacture. It handled the growing volume of imported manufactured products which was consumed by the city's expanding hinterland. Simultaneously, it channelled the accumulating rural products of that hinterland to world markets.

The evolving city became itself a mass new market to be tapped by entrepreneurs. It formed a dependable and multi-layered market for wage labour. Moreover, mass city living generated large new potential markets for accommodation, for food and drink, for amusements and novelties, for personal services, for city news and information. Private investment capital – local as well as British – flowed into increasingly speculative markets for urban land and building construction in the 1870s and 1880s which, in addition to sustaining a mania for suburban living, resulted in a redevelopment and commercial building boom which remodelled the central city as a specialised business district.

The goldrushes left Australians collectively probably the richest people in the world. In 1860 real product and consumption per head was much higher than in Britain, and was probably higher than in the United States. The distribution of wealth was extremely uneven, yet in Melbourne – as in other new cities of the Pacific Rim – the higher skill levels, savings, and incomes of working people relative to working-class inhabitants of older cities in Britain and on the American eastern seaboard were reflected during this period in the emergence of distinctive social and spatial patterns of urban development...

4.3 BOOM AND BUST

⁴ Lewis (ed) chapter 4

CITY ECONOMY

The first three decades of land selection in the country and tariff protection in the towns created far more stable conditions than those of the gold decade, and were a period of almost uninterrupted growth. This was supported not only by high levels of imported capital (overwhelmingly from Britain). The two or three hundred merchants active in Melbourne were, according to historian Davison, more or less the same ones who had arrived after the gold discoveries but their activities were now not purely local. Melbourne was the main centres of the colonial re-export trade, where overseas cargoes were unpacked and redistributed to the Riverina, Tasmania, South Australia and New Zealand, and Melbourne was a tea centre second only to London."

Victoria, like the other Australian colonies, relied on exporting primary products and importing capital, and Melbourne had no heavy industry base to compare with cities like Manchester. It did however have some heavy industries like engineering and iron founding, which were to a large degree ancillary to the mining and transport industries. It also had a considerable number of factories making foodstuffs, soft goods, clothing and footwear, both for local consumption and for export to the neighbouring colonies. In 1850 there were 68 factories in what was to become Victoria, nearly all of them in Melbourne, but by 1900 there were 3,097, employing 64,207 hands..

Between 1861 and 1891 Melbourne's population quadrupled, and the high rate of household formation encouraged massive suburban development, culminating in the land boom. The city centre benefited from the concentration of financial institutions catering not only to Victoria but to much of Australia. Melbourne wholesale merchants also serviced intercolonial areas, like the Riverina of New South Wales, and the newly opened tracts of Queensland:..



Figure 5 Collins Street c1880 showing what was then the typically 2-3 storey character of the city dressed in the Italian Renaissance style.(from SLV as published in Lewis 1994: 82)

Statement of Significance for the City of Melbourne

Lewis, Miles and others, 1994. *Melbourne the city's history and development*).

Melbourne's 'Golden Mile', the central one and a half mile grid identified today as the Central Activities District, or CAD, is one of the great colonial city centres of the nineteenth century, distinguished by its Victoria architecture, characterised by its regularity of layout and defined by its relationship to the Yarra River, Eastern Hill, and the former Batman's Swamp.

Founded by free settlers from Tasmania in 1835, several decades after the establishment of Sydney and Hobart, six years after Perth, one year before Adelaide and seven before Brisbane, Melbourne's centre quickly became the quintessential expression of early nineteenth century planning, with an emphasis upon broad, rectilinear streets with little provision for gardens and public space. Colonial Surveyor Robert Hoddle's arrangement of one and a half chain (30m) streets and ten chain (200m) blocks bisected by half chain (10m) lanes is unique among Australian capitals. The layout establishes a character quite unlike that associated with the more picturesque cities of the old world, though not so grand as some of the newly founded or redeveloped quarters of the late nineteenth and early twentieth centuries in Europe and North America. The uniform street and footpath widths and the deciduous trees contribute to a coherent and predictable streetscape, and the grid must be seen as the most important and obvious relic of Melbourne's earliest years.

The surviving architecture dates essentially from 1855 onwards. While the number and prominence of public buildings proclaim the independence brought by Victoria's separation from the colony of New South Wales in 1851, the architectural wealth of the city stems largely from the influence of other forces. It reflects first of all the rapid evolution of a wealthy society from the mid-century gold rushes, through the era of protection of native industry, to the financial boom of the late 1880s, when buildings of an eclectic High Victorian character and principally British provenance dominated. This architecture continues to show the diversity of scale and activity contained within the central grid in the nineteenth century, and establishes the city's distinctive, though intermittent, Victorian character. Other elements of the city fabric reflect the hiatus of the 1890s depression, followed by tentative developments from 1905-10 when an austere version of the American Romanesque prevailed as the major commercial architectural

expression, most noticeable in the warehouses and emporia of Flinders Street and Flinders Lane.

This period saw Melbourne act as Australia's first capital while a permanent site was being determined and prepared, but the presence of the Federal Government had little impact upon the fabric of the city other than to encourage progress on various large nineteenth century public buildings, such as the Parliament House and State Library.

Later buildings began to reflect the 132 foot (40m) height limit and the architectural sensitivity to street context which applied from the Great War until the 1950s, with buildings ranging in expression from Edwardian Baroque to Moderne. The result was a much admired coherence of scale and articulation throughout much of the CAD.

While these stages created the city's distinctive visual characteristics, the post-1950s development had significant impact. It included much of individual quality, but did much to erode the specific character of Melbourne.

The Yarra River has always been critical to Melbourne. In the period of first settlement it provided a major avenue of access to the small township and the site of the city was largely determined by falls, since demolished, which separated the tidal, salt Yarra from the fresh water above. It was from the south bank that the characteristic views of the town were taken until the 1890s, by which time the consolidation of the belt of railway stations and viaduct largely destroyed that visual link. It remained from the south that continual waves of immigrants first approached the town until, in the late 1950s, air travel superseded the sea as the main means of arrival. While late nineteenth and then twentieth century developments gradually built up a visual barrier between the Yarra and the city, the river has remained the southern boundary of the CAD in the collective consciousness of Melburnians. The early removal of Batman's Hill and the draining of the West Melbourne Swamp largely eliminated the topographical limit to the town to the west, but the Spencer Street Railway Station has since maintained an arbitrary boundary at this point. Eastern Hill, however, has remained a pivotal feature and has had its role as the religious acropolis reinforced by the establishment of a series of faiths and denominations. Government steadily consolidated the Spring Street boundary, and Melbourne's first glass skyscraper, ICI House of 1956 broke the 132 foot height limit, superseding the spires of St Patrick's Cathedral as the eastern punctuation mark.

Sited at the north west boundary to the CAD, relatively distant from the centres of commerce and government, Flagstaff Hill does not retain the same topographical and visual significance. It nevertheless, has strong historical associations and is one of a series of landmarks which cumulatively define Melbourne's identity, including the Queen Victoria Market, the major nineteenth century public buildings, Flinders Street Station and the Royal and Block Arcades. The trams, though not a fixed element, are rendered even more significant by their rattling omnipresence throughout the CAD.

Melbourne's character has also been positively affected by the manner in which various groups and activities have positioned themselves within its matrix, as happens in many cities. The Chinese in and around Little Bourke Street, the mercantile zone near the Customs House in Flinders Street, the rag trade in Flinders Lane, the legal community centred upon the Law Courts in William Street and the medical profession at the east end of Collins Street - the tendency for these and other groups and activities to perpetuate themselves has contributed noticeably to the social and architectural identity of their respective areas. The wave of European immigration in the post-war period had a less noticeable impact upon the specifically physical, architectural character of the city, while nonetheless, clearly transforming its cultural identity, most especially in terms of restaurants, shops and cafes.

It is the sum of all these qualities, rather than any individual aspect, which gives Melbourne its unique identity. While the rigour of the grid and the quality and prominence of the architectural fabric of the nineteenth century and the first half of the twentieth century are the most distinctive and frequently hailed aspects of its physical presence, it is the marriage of these with a strong and diverse cultural persona which sets Melbourne apart as a distinctive post-colonial city within its immediate Australasian context and the rest of the world.

Summary of Statement of Significance

The Central Activities District, or CAD, is one of the great colonial city centres of the nineteenth century, distinguished by its Victoria architecture, characterised by its regularity of layout and defined by its relationship to the Yarra River, Eastern Hill, and the former Batman's Swamp.

Significant elements

Melbourne's significance lies in the combination of the following significant and contributory qualities with outstanding elements being:

- the rigour of Hoddle's grid as the quintessential expression of early nineteenth century planning
- the quality and prominence of the architectural fabric of the nineteenth century and the first half of the twentieth century
- Melbourne is a distinctive post-colonial city, within the Australasian context and the rest of the world.

Contributory factors to this significance

- Emphasis upon broad, rectilinear streets with little provision for gardens and public space.
- Surveyor Robert Hoddle's arrangement of one and a half chain (30m) streets and ten chain (200m) blocks bisected by half chain (10m) lanes is unique among Australian capitals
- an architectural wealth that reflects first of all the rapid evolution of a wealthy society from the mid-century gold rushes, through the era of protection of native industry, to the financial boom of the late 1880s, when buildings of an eclectic High Victorian character and principally British provenance dominated.
- Edwardian-era development when an austere version of the American Romanesque prevailed as the major commercial architectural expression, most noticeable in the warehouses and emporia of Flinders Street and Flinders Lane.
- Limit height buildings of the inter-war period that reflected the 132 foot (40m) height limit and the architectural sensitivity to street context, with buildings ranging in expression from Edwardian Baroque to Moderne and a resulting much admired coherence of scale and articulation throughout much of the CAD.
- post-1950s development that included individual quality if not contribution to the prevailing architectural character
- The Yarra River's influence on Melbourne's development as a boundary and entry point for immigrants
- The Yarra south bank as a point of characteristic views of the town were taken at intervals through its history
- Eastern Hill as a pivotal physical and cultural feature as the religious acropolis reinforced by the establishment of a series of faiths and denominations.

- Flagstaff Hill's strong historical associations, for early burial and navigation;
- Grouping of specific ethnic groups and activities positioned within the City's matrix-the Chinese in and around Little Bourke Street, the mercantile zone near the Customs House in Flinders Street, the rag trade in Flinders Lane, the legal community centred upon the Law Courts in William Street and the medical profession at the east end of Collins Street- all groups and activities that perpetuate themselves and contribute noticeably to the social and architectural identity of their respective areas and the City.

Implications from the Statement of Significance for this building

The implications from the Statement of Significance for this building group are its reflection of:

- the gold era boom in terms of fine-grain subdivision and consequent building development
- the late 19th century development boom period in the City
- specific social and activity groupings that is endemic in the City's development history, this includes the City's legal precinct.

Appendix 4: Previous heritage assessments

Previous heritage assessments of this building.

Historic Buildings Preservation Council Melbourne Central Business District (CBD) urban conservation studies

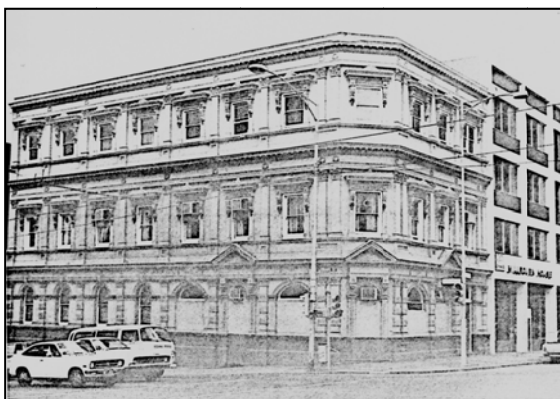


Figure 6 Image from the Historic Buildings Preservation Council Melbourne Central Business District Study- Area 5 showing altered ground level openings, since reinstated

The Historic Buildings Preservation Council of Victoria commissioned eight Melbourne Central Business District urban conservation studies in the years 1975-6 with an aim to identify places that might be included on the Historic Buildings Register or protected as historic places under the Third Schedule of the *Town & Country Planning Act*. Their purpose was to survey and evaluate all buildings, streetscapes and environmental areas within the CBD in terms of architectural and historical importance, so that comprehensive action could be taken to secure the preservation of culturally significant parts of the city.

As part of this study program, the firm Yuncken Freeman Architects P/L. conducted an assessment of Area 5 (Historic Buildings Preservation Council Melbourne Central Business District Study- Area 5), the area bounded by William, Therry, Elizabeth, and Lonsdale Streets (also including any adjacent buildings or spaces which were thought to form a related part of the area). The list of potential heritage places assessed in this study was graded on potential for addition to the Historic Buildings register. No reference was made to *local* significance: the recommendation for this building was 'Registration desirable' or 'buildings we feel are significant and should be registered

subject to their ranking in relation to similar examples in other areas'.

The basis for this recommendation was:

... appears to have been a hotel site since 1848, Formerly the ROYAL OAK HOTEL and reconstructed in 1887 as the West Bourke Club Hotel with demolition of the adjacent private residence⁵.

The condition was appraised as:

...exterior largely intact closing over of original doorways and windows, interior partitioned heavily.

The analysis that led to this was as follows:

ARCHITECTURAL

The three storey building is of brick construction with all of the facade being rendered on. The detailing is unpredictable and undergoes a number of changes before reaching the uppermost floor. The ground floor rendered columns have been treated in a way so as to make them appear heavier. The elevation is so busy and reminds the spectator of a person throwing in all the tricks just to be safe. The building may be described as "mannerist"

The inside of the building has been substantially modified so that no individual original hotel rooms survive, except on the top floor. In addition the 3 cover entries - each with their own pedimental treatment have been bricked up and a side entry used.

The building itself is in a generally sound condition.

ANALYSIS

This building has a part to play in the Queen Street Precinct -defining the northern extent of this precinct as it does (refer to precinct statements) and linking in to a similarly Victorian building - the Health Dept.

The buildings potential for registration mainly lies in its proximity to Queen Street, the facade treatment is only of a mediocre Victorian standard.

The building was also cited as a contributory part of Precinct C (Queen Street Precinct)

⁵ Elsewhere in the citation, reference is made to the 1867 panorama showing the Royal Oak back from or south of the Latrobe Street corner. There is also some confusion with the history entry implying an 1877 construction date (as it was).

which encompassed the then Titles Office, Mental Health Authority Building and other government places⁶.

Central Activities District Conservation Study 1985

The building at 316-322 Queen Street was assessed in the Central Activities District Conservation Study 1985 (Graeme Butler) and graded **B** on an A-F individual building scale and a streetscape scale of 1-3.

Citations were created for A and B graded places in this study during the period 1985-1987 by Graeme Butler using existing data where possible, as in this case. The research carried out in the Yuncken Freeman study concluded that the hotel was erected in c1887 (see building assessment face sheet)⁷. However, research carried out for this report has confirmed a construction date for the first stage of the building as 1876; hence the following 1985 citation (and that of 2002) was based on unconfirmed data. The conclusion from both assessments however was still that the building was locally significant despite the impression that it was built 10 years later than it was - although in reality it was architecturally more adventurous.



Figure 7 Image from the 1985 CAD study showing altered ground level openings since restored.

History

The West Bourke Hotel started at 16 rooms, with licensee Thomas Taylor in 1889. The Evans Trust (sometimes Elizabeth Evans) owned it from then, well into this century, licensees including a Mrs. Kennedy, Sarah Russell, T. J. Eddy and Jessie Allen. The New Union Club Hotel was the style in the 1930s and beyond,

with the Celtic Club being a more recent occupier.

Description

Characterized by sharply wrought cement detail, it is perhaps the repetition of this detail which militates against the architectural worth of the elevation. Graduated window sizes on each upper level relieve some of the effects of replication there of the bracketed window pediment and flanking Corinthian Order pilasters. Further relief is provided at ground level by vermiculated panels on pilasters and a gabled pediment over what was an entrance. Possibly because of alterations to the parapet, the elevation appears overtly horizontal, as determined by string, entablature and cornice mouldings.

External Integrity

Openings closed in, air units added, possible removal of parapet detail (?).

Streetscape

Isolated, but occupying the traditional corner hotel site.

Significance

Altered and perhaps architecturally unimaginative, the cement detailing is nevertheless refined and well executed and the building has performed as a gathering place for over a century.

⁶ Historic Buildings Preservation Council Melbourne Central Business District Study- Area 5: V3: np.

⁷ Historic Buildings Preservation Council Melbourne Central Business District Study- Area 5: V2: 85

Definitions of the MCC heritage grading system

The following, drawn from the Melbourne Planning Scheme Incorporated document, *Heritage Places Inventory July 2008*, explains the grading or evaluation system used in the 1985 CAD study.

Each building with cultural heritage significance located within the City of Melbourne has been assessed and graded according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been assessed and graded. Individual buildings are graded from A to E, while streetscapes are graded from Level 1 to 3, both in descending order of significance.

The following definitions are provided in the inventory of what each heritage grading level means.

Buildings

The definitions used for each of the building gradings are as follows:

'A' Graded Buildings

These buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

'B' Graded Buildings

These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

'C' Graded Buildings

These buildings demonstrate the historical or social development of the local area and/ or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and buildings types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

'D' Graded Buildings

These buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular

periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

'E' Graded Buildings

These buildings have generally been substantially altered and stand in relative isolation from other buildings of similar periods. Because of this they are not considered to make an essential contribution to the character of the area, although retention and restoration may still be beneficial.

The reference document *Urban Conservation in the City of Melbourne* 1985 further qualifies the grading system as follows.

Outstanding Building, *outstanding in its own right* – a grade **A** or **B** building anywhere in the Municipality

Contributory Building *contributory to the street and the area's character* – a grade **C** building anywhere in the municipality and a **D** building in a Level **1** or **2** streetscape in an Urban Conservation Area.

Streetscapes

The definitions used for each of the streetscape gradings are as follows:

Level 1 Streetscape

These streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscape

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscape

These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

MCC heritage management policies

The management policies applied by Council when considering relevant permit applications are dependent on the particular building and streetscape grading. These performance standards are set out in the "Heritage Places

Within The Capital City Zone” local policy at Clause 22.04 of the Melbourne Planning Scheme. This local policy only applies to places within the Heritage Overlay Area that are situated within the Capital City Zone.

MCC heritage policy reference

The heritage policy references for the Capital City Zone are as follows, including the Central Activities District Conservation Study 1985.

Policy Reference

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985.

Comment

The above policy reference (*Urban Conservation in the City of Melbourne 1985*) states that buildings graded **B** in the CAD conservation study such as this one, are **Outstanding Buildings**. The reference goes on to summarise management implications for **Outstanding Buildings and Contributory Buildings** (p41) where the *Preservation of Intact significant Fabric of A, B and C graded places anywhere in the municipality Should be Preserved*⁸. Hence to achieve the objectives of this policy, these buildings should be in a Heritage Overlay.

Central City Heritage Study Review 1993

This review retained the B grading of the building but did not reassess it.⁹

Review of Heritage overlay listings in the CBD 2002

Bryce Raworth Pty Ltd undertook a review of places identified to be of individual heritage merit in the CAD or CBD in 2002¹⁰.

2002 review criteria

The criteria used for the assessment was as follows:

In the initial stage of the study, the following criteria were taken into account in sifting through the vast number of graded buildings in the CBD and determining which should be included in the proposed list...:

- Buildings of state significance not presently covered by a heritage overlay
- Buildings of high local significance (**A, B or C** grade in the 1985 study) not presently protected by a heritage overlay
- Buildings that contribute to an important precinct or small group that is not presently protected by a heritage overlay
- Buildings that are particularly prominent (e.g. located on corners, or relatively large and visible) and that remain good and relatively intact examples of the period and type.

The heritage grading system used was based on the previous system of 1985 and 1993 (A, B and C grade buildings are important at the local level) but had expanded definitions as follows:

A Buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

B Buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

C Buildings demonstrate the historical or social development of the local area and/or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

D Buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

⁸ *Urban Conservation in the City of Melbourne 1985*: 41 table 1

⁹ As advised by Melbourne City Council

¹⁰ Raworth 2002 (draft) Review of Heritage overlay listings in the CBD, supplied by MCC to Graeme Butler 2010 (ref Docs 993580)

Findings of the 2002 review



Figure 8 Image from the 2002 review showing altered ground level openings

Of the buildings being assessed in this study, the following were recommended for an individual heritage overlay as a result of the 2002 review. The recommended A-C grading threshold for the Heritage Overlay also fits within the range recommended in the 1985 policy reference document, *Urban Conservation in the City of Melbourne*.

The relevant Building Identification forms (BIF) prepared for the study and the citation yield the following information:

History and Description

West Bourke Hotel, was constructed c.1887 as a three storey hotel. The designer and builder are not known. The enterprise began with sixteen rooms under licensee, Thomas Taylor, and was subsequently owned by the Evans Trust (sometimes Elizabeth Evans) until well into the twentieth century. Later licensees included Mrs Kennedy, Sarah Russell, T J Eddy and Jessie Allen. It became the Union Hotel during the 1930s, later becoming the Celtic Club.

The building is a straightforward Renaissance Revival design with a crisply detailed, rendered facade divided into bays by Corinthian order pilasters rising through the full height of the building. At ground level vermiculated panels to the pilasters and a gabled pediment to what was a former entrance enliven an otherwise repetitive façade treatment. A mannerist window treatment with a bracketed awning motif is used throughout the upper floors. A number of windows at ground floor level have been partially bricked up, the original cornice has been removed and the building has been painted, but it nonetheless retains the character of an early hotel.

Statement of Significance

The Celtic Club, formerly known as the West Bourke Hotel, is of aesthetic and historical significance at a local level as a largely intact example of a large nineteenth century hotel

with a refined and well executed rendered details to the facade. The building has served as a gathering place for well over a century.

(References: Yuncken Freeman CAD Study, 1981, p 85.; Butler, CAD Conservation Study, 1985, Celtic Club.)

The study assessed the condition and integrity as 'good'; since ground floor openings have been restored.

National Trust of Australia (Vic) classification

The National Trust of Australia (Vic) has a file on this building (B6403) but it has not been assessed it.

Other heritage listings

The subject building is not on the Victorian Heritage Register, the National Heritage Register nor the National Estate Register.

Appendix 6: Heritage evaluation of the building

Introduction

The following is historical background, description and a comparative analysis to facilitate heritage assessment of the place. Sources are from land title, rate or building permit data with other references from the *The Argus* and State Library of Victoria's *Cole Collection* and map collection.

History

The former West Bourke Club Hotel was built for Melbourne pioneer, George Evans, in 1876 by the Fitzroy builder, James Greenlaw. Built as two-storeys it received another matching level late in the 1920s when Annie Benson was the owner-licensee.

Chronology

1835

George Evans (the first owner of this hotel) and his party founded the settlement that became Melbourne on 29 August 1835, after travelling on the ship *Enterprise* from Launceston to Port Phillip. John Pascoe Fawkner was supposed to be on the ship, too, but was prevented from leaving at the last minute.

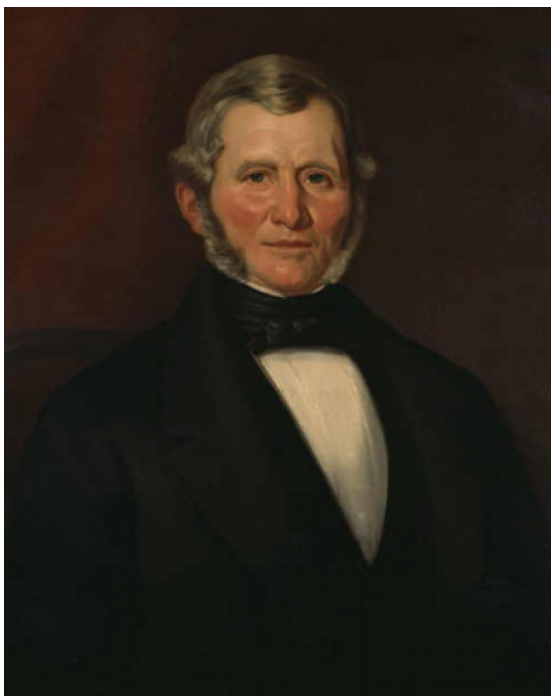


Figure 9 George Evans, Robert Hawker Dowling, c. 1854 (SLV)

1836

George Evans is said to have occupied the property around the house Emu Bottom near Sunbury: Gross, *History of the shire of Bulla, 1862-1962*, pp 4, 21-3 dates from 1836, Evans later had tenants and for a time his son R C Evans occupied it.¹¹

1847

Allotment 18 Section 29 North Melbourne parish, containing this site, sold with the Crown Grant going to William Mortimer for £156 (157 feet 3 inches along Queen St by 131 feet 3 inches along Latrobe St).

1848

Mortimer was the licensee of the Royal Oak Hotel on this site¹².

1849

George Jackson was the licensee in 1849 of what was described as near the Cattle Yards (sale yards) and having its own bullock-yards and large stables, ideal for country visitors¹³.

1850-

Royal Oak held by John Palmer followed by Jane Palmer and then George.

1851

Mortimer sells to George Evans for a handsome £2400.

1853

Evans leases the Royal Oak Hotel on this site (south of the West Bourke Club Hotel) to George Palmer for 5 years at £800 per annum

1854

Evans leases the site south of the Royal Oak to Ramage for €600 per annum.

1861

***The Argus* Wednesday 17 April 1861**

Evans is the license o the Royal Oak Hotel.

¹¹ Lewis, Melbourne Mansions Database :533

¹² *The Argus* 20/3/1849

¹³ *The Argus* 13/2/1849



Figure 10 Royal Oak hotel in c1866 (De Gruchy & Leigh detail (State Library of Victoria) ,

1869

The builder of this hotel, **James Greenlaw** applies to build 2-storey dwelling for David Gibson at 14 Jolimont Terrace . The architect was W.H. Ellerker

1872

GW Rusden's comment on 'Mr Chuck's view' and the first owner of the hotel, George Evans, fame as co-founder of Melbourne.

The Argus Tuesday 10 December 1872

MR. CHUCK'S HISTORICAL PICTURE.

TO THE EDITOR OF THE ARGUS.

Sir,-In your issue of the 7th inst., in commenting on Mr, Chuck's historical picture, you make the following remark :

" The familiar face of the late J. Pascoe Fawkner, tho founder of Melbourne, is in close proximity, and-near him is the photograph of **George Evans**, the discoverer of the Yarra Yarro,"

As I have taken some trouble to examine the subject, and have received very many congratulations on having made public tho truth about the early settlement of Port Phillip and' the founding of Melbourne, per- haps you will allow me to make a mild protest against the statement that Mr, Fawkner founded Melbourne, and that Mr, **G. Evans** discovered the Yarra.

In June, 1835, Batman visited the Yarra Yarra ; in the same month he applied (25th June) to Governor Arthur for sanction of his purchase of land from the natives, as "defined in the chart which I have the honour of transmitting, made from personal survey." On that chart the present site of Melbourne is marked as a portion of Batman's township and public

reserve. The recent-publication of that chart ought to settle finally the question as to who selected the site of Melbourne, and to that extent became " the founder."

Batman's diary (8th June), after narrating tho ascent of his boat up the Yarra, says : "This will be the site for a village." His chart, published in the English Parliamentary papers, prevents the possibility of mistake as to the site intended. Fawkner's vessel, the Enterprise, did not come to the Yarra until the end of August, 1835, and Fawkner himself did not arrive there until the 10th October.

On what plea Mr. Evans can be spoken of as the discoverer of the Yarra it would be hard to divine. He came to Port Phillip in the Enterprise in the last week of August, 1835, after Batman had visited the river in the previous June.

But even Batman did not discover the river. In 1803 (after Flinders' visit to the harbour in the previous year) Governor King sent the surveyor general from New South Wales "to walk round and survey the harbour of Port Phillip." (Vide Flinders,) The surveyor-general obeyed his orders, and made a survey showing the course of the Yarra for many miles. Flinders published that survey in London in 1814, The chart ' was published as an Admiralty map, and Batman and his friends had a copy of it to guide them.

Flinders' work is still extant, with the map; and Mr. William Robertson, of Colac, can still testify to the fact that Batman and his friends were guided by it.

Yours obediently,

Dec. 9. G. W. RUSDEN.

1876

May 1876

Application to build (6756) by James Greenlaw builder at the corner of Queen and Latrobe Streets for George Evans.

Owner of site and surrounding land (CA18 of section 29 parish of North Melbourne), , George Evans, gentleman of Melbourne town, dies 26 august 1876 with probate granted October and committed to Mary A Quinan Elizabeth and Robert C Evans¹⁴.

The Argus Monday 28 August 1876

George Evans dies at home on or adjoining this site at 164 Queen St, Melbourne aged 92 `one of the earliest pioneers of Melbourne'. Francis Evans, his youngest son, had died in Fiji in the previous month.

¹⁴ VPRO see VPRS 28 P0, P2, VPRS 7591 P2; File 15/133

The Argus Saturday 2 September 1876

NOTICE is hereby given, that after the expiration of fourteen days from the publication hereof, application will be made to the Supreme Court of the colony of Victoria, in its Probate jurisdiction, that PROBATE of the LAST WILL and TESTAMENT of **GEORGE EVANS**, late of Queen-street, in the city of Melbourne, gentleman, deceased, may be granted to Mary Ann Quinan, of Benalla, in the said colony (wife of James Quinan, of the same place, receiver and paymaster), Elizabeth Evans, of the said city of Melbourne, spinster, and Robert Cobing Evans, of the said city of Melbourne, station overseer, the executrices and executor respectively named in and appointed by the said will.

Dated this 2nd day of September, 1876.

SAMUEL GILLOTT, 1 Market- square, Collins-street west, Melbourne, proctor for the said Mary Ann Quinan, Elizabeth Evans, and Robert Cobing Evans.

The Argus Tuesday 12 September 1876

WANTED, four first-class BRICKLAYERS. Apply **James Greenlaw**, 51 Victoria-parade, Fitzroy, next Congregational Church.

The Argus Saturday 14 October 1876

TO HOTELKEEPERS and Others.-TENDERS will be received by the trustees of the will of **George Evans**, deceased, at the offices of the undersigned, up to noon on Saturday, the 21st October instant, for the LEASE for three or five years of the PREMISES (**recently erected**) situate at the corner of Latrobe Street and Queen-street, Melbourne, containing 16 rooms and all other requirements of a first-class hotel,

The highest or any tender not necessarily be accepted. SAMUEL OILLOIT, Collins-street west, solicitor for trustees_

1877

1877 June

Cannon, James licensee.

1880

Melbourne Directory: 164 Queen St: Evans, Mrs Annie

1881

The Argus 24 October 1881

POLICE INTELLIGENCE.

A number of licensed victuallers were prosecuted by the police at the City Court on Tuesday, on charges of Sunday-trading, and in one instance a second charge was entered of permitting loose women to assemble on the hotel premises. In the case against Paul

Metzenthin, the licensee of the Colonial Family Hotel, Little Bourke street east, who was also charged with allowing prostitutes to assemble, Constables Rahilly, Dowling, and Riley stated that during Sunday, the 9th inst, they saw 31 prostitutes leave the hotel with jugs of beer, and in several instances rows took place in the street in front of the hotel. At half past 8 o'clock the same evening they entered one of the parlours, and found four men sitting at a table, with glasses of ale before them. Mr. Gillott, who appeared for the defence, called three witnesses, who swore that the men referred to were lodgers He pointed out that the case for the prosecution was very weak, but offered to plead guilty if the second charge were withdrawn. Inspector Drought accepted the proposal, and the Bench imposed a penalty of 40/-. The following publicans were also fined in the amounts indicated -John Southam, Rifle Brigade Hotel, Elgin street, Carlton, 20s., **James Cannon**, West Bourke Club Hotel, Queen street, 20s , John McDermot...

1882

Franck, Julius licensee (name spelling varies)

1883

Thursday 14 June 1883

POLICE INTELLIGENCE,

At the District Court on Wednesday, before Mr. Panton, P.M., and a bench of magistrates, Carlo Broceo and Martin Conroy, the keepers of the Pension Sutees wine shop in Lonsdale-Street east, were proceeded against on summonses, at the instance of the excise office re, for having on the 5th inst. sold spintuous liquor-to wit, brandy-without a licence. Inspector O Connor appeared for the prosecution, and Mr Daly for the defence. It appeared from the evidence that on the day m question Excise-officer A. Andrews visited the defendants' wine-shop, in company with Edwin Wade, the licensee of the Coopers' Arms **Hotel**, Little **Bourke** street, und Julius Franks, the licensee of the **West Bourke Club Hotel**, corner of Latrobe and Queen streets, and called for two glasses of wine and one nobbler of brandy, which were served by Carlo Broceo, who received payment for the drinks. Some other persons who were in the place at the time joined the party, and several rounds of drink were called tor, including a number of nobblers of brandy. The summons against Conroy was withdrawn, and the Bench inflicted a penalty of £25 upon Broceo, to be levied by distress, and in default of payment one month's imprisonment. ...

Saturday 6 October 1883

A new process of manufacturing gas from air water, and oil, was exhibited yesterday under the auspices of the Australian and Tasmanian Gas Company Limited The invention is known

as Binnel's patent, and it is claimed for it that it will render per sons independent of coal by converting waste fat into light and heat for illuminating and coolant, purposes, at a cost far less than that of ordinary gas and with the use of less expensive plant. The gas burned with a clear steady light, and the patentees assert that its standard power is greater than that of coal gas It has been favourably reported upon by Mr J Cosmo Newbery, who considers it well adapted for public institutions and country houses The trials made by Mr Newbery gave 20 candle gas burning at the rate of 5ft per hour and consuming 15lb of t allow for 1000ft of gas. The gas is made by combining certain quantities of oil, water and air in a red hot retort Another trial will be made on Monday afternoon at the rear of the **West Bourke Club Hotel**, Queen street,., The Government have been asked to adopt the process for lighting the lunatic asylums.

1884
The Argus, 6 May 1884

.. instructed by Mr **James Cannon** to DISPOSE of the GOODWILL, furniture and, Lease, and Licence of the well known STAR and GARTER HOTEL, Nelson road Emerald hill,

1888
Taylor, Thomas D: licensee

1890
Kennedy, St. John M licensee

1895
Evans, Miss Elizabeth: licensee

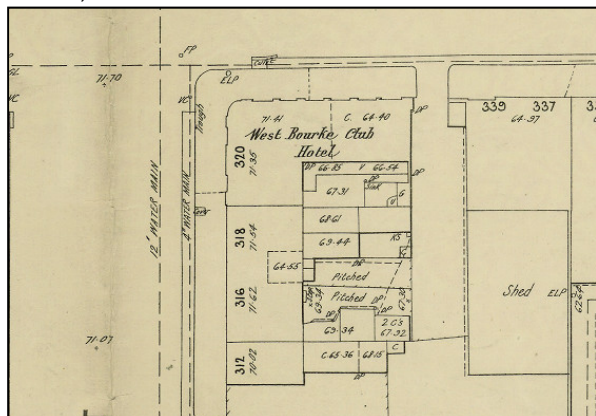


Figure 11 Melbourne and Metropolitan Board of Works detail plan, 1017, City of Melbourne Publication date: 1895

1897
A Quinan (formerly of Benalla, wife of James), Elizabeth and Robert C Evans of the West Bourke Club Hotel

Atkinson, George A licensee

1900
Russell, Mrs Sarah Helen: licensee

1906
Brown, Mrs Elizabeth licensee

1908
Bruce, Mrs Emily: licensee
Brown, Thomas K: licensee

1909
Campbell, Ellen: licensee

1910
Eddy, Thomas F: licensee

1911
Owen, Mrs Ethel J, licensee
Bridge, Margaret: licensee

1916
The Argus Saturday 15 January 1916

VICTORIAN HOTELS.

REDUCTION LIST.

CASES FOR HEARING.

The members of the Licences Reduction Board (Messrs. R. Barr (chairman), T.F. Cumming, and J. Lock) held a sitting at the Law Courts yesterday, at which they considered and adopted the lists of hotels to be dealt with at the various deprivation sittings, to be held up to the end of June, as submitted by the licensing inspectors, for the respective districts. The hotels included in the lists, and the opening dates of the different sittings, are as under.

Other hotels will only be added to the lists if penal convictions are in the meantime obtained against them, or an application at the time of hearing, should the necessity arise.

April 3.— Law Courts, Melbourne. Bourke Licensing District :— Apollo Inn, Dynon road, Footscray, Crown Hotel, Queen street, Melbourne,

Union Hotel, Spencer street, Melbourne, Young's Hotel, King street, Melbourne; Bay View Hotel, King street; Caledonian Hotel, Jeffcott street, City Family Hotel, corner Queen and Lonsdale streets, Duke of Kent Hotel, Latrobe street; Fitzroy Arms Hotel, King street; Golden Age Hotel, King street ; Governor Arthur Hotel, Little Bourke street; Great Western Hotel, King street; Harp of Erin Hotel, Queen street; House of Commons Hotel, Elizabeth street; James Watt Hotel, Spencer street;, King's Arms Hotel, Queen street; Letter Kenny Hotel, little Lonsdale street; Niagara Hotel, Lonsdale street; Racing Club Hotel, Little Bourke street; Railway Hotel, Anderson street; Royal George Hotel, Elizabeth street; Shamrock Hotel, Lonsdale street; Telegraph Hotel, Little Bourke street; Thurlie's Castle Hotel, King street; Treasury

Hotel, Queen street; Warrnambool Hotel, Bourke street; West Bourke Club Hotel, Queen street; West End Hotel, Spencer street; Melbourne.

1919

The Argus Saturday 5 April 1919

THURSDAY, APRIL 10.

At Two O'clock. At the Rooms, 281 Collins Street.

GRAND CITY FREEHOLD CORNER,
156ft x 131ft.,

Comer QUEEN and LATROBE STREETS,

Including

"WEST BOURKE CLUB HOTEL,"

TWO 2-story BRICK HOUSES, ONE-STORY-BRICK STORE, and STORAGE YARD,

AS A WHOLE OR IN 4 LOTS. _

Under Instruction« from THE NATIONAL TRUSTEES, EXECUTORS, AND AGENCY CO. OF* AUSTRALIA LIMITED, of No 113 Queen-street. in the Estate of the Late Geo. Evans.

CJ, and T. HAM (in conjunction with SYDNEY. ARNOLD, BEST, and Co.) are instructed to submit by PUBLIC AUCTION, as above, .

LAND of 155ft, 11in. to the east side of Queen street by a depth of 131ft. along' the south side of Latrobe street, Melbourne, bounded on portion of- the eastern boundary by a made right-of-way leading into Flanigan and Guildford lanes, together with the two-story brick building erected on tile corner, known as "The **West Bourke Club Hotel**," containing on ground floor-bar, dining-room, 2 parlours, billiard room, storeroom, kitchen, cellar, etc, and on the first floor-10 bedrooms and bathroom,, let at £210 per annum. Also fronting Queen street, two 2-story brick houses, let at £58 10/ and £39 per annum; workshop, etc, let at £90/4/; and fronting Latrobe street, one story brick and gal. iron building, let at £68 per annum.

The property will first be submitted as-a whole, but, ii not sold in one lot, will then be offered In 4 lots, as-hereunder described:

LOT 1-Land 39ft 11in. to the eastern side of Queen street by a depth of 79ft. 2ln. along the southern side of Latrobe street to r.o.w. at rear, with building thereon, known as the "**West Bourke Club Hotel**," let at £210 per annum.

LOT 2.-Land, adjoining Lot 1 on-the south, having a frontage of 51ft, 6in. to the eastern side of Queen street by a depth of 79ft. 5in, to r.o.w. at rear, together with two 2-story brick houses thereon, let at £58/10/ and £39 per annum. ,

LOT 3-Land, adjoining Lot-2 on the south, having a frontage of 64ft. 5in. to the- eastern side of Queen street by a depth of 132ft to made right-of-way at rear, and being 51ft. 7in. wide at rear, together with old brick buildings thereon, let at £96/4/- per annum.

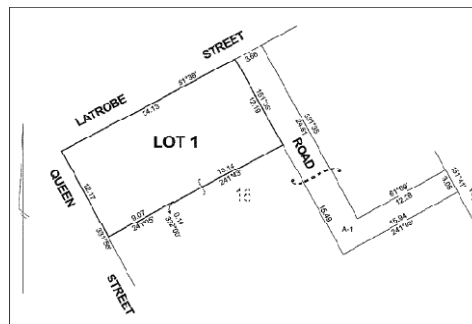
LOT 4.-Land, at rear of Lots 1 .and 2, having a frontage of 40ft to the south side of Latrobe street by a depth of 104ft 7in., with right-of-way along portion of western boundary and made r.o.w. along portion of eastern boundary, £03 per annum..

TERMS-20 per cent deposit, 20 per cent at one year, 10 per cent at 2 years, 10 per cent, at 3 years, 10 per cent, at 4 years, bal. at 5 years. Interest 5.1/2 per cent p.a., right to pay off at any time.

TITLE, CERTIFICATE. '

SOLICITORS, Messrs. Gillott, Moir, .and Ahern, National Mutual Buildings, Collins street.

Full particulars from Sydney Arnold, Best, and Co.. 10 Queen street, or C. J., and T. Ham, 281 Collins street.



The Argus Saturday 6 September 1919

Application to transfer victuallers license Mena McCoppin to Jessie Allen of Byron St, St Kilda.

The Argus 8 September 1919

Freehold of hotel sold to Jessie Allen by PW Tewkesbury for a `satisfactory price`.

1920

The Argus Wednesday 24 November 1920

Auction of freehold advertised for December 15

The Argus Wednesday 15 December 1920

Auction...WITH IMMEDIATE POSSESSION,
Of

THE WEST BOURKE CLUB HOTEL.

THE WEST BOURKE CLUB Hotel With
FURNITURE and FITTINGS,

Comer QUEEN STREET and LATROBE
STREET

One of the Most IMPORTANT HOTELS Just
Outside the Centre of the City.

The Property, has a Frontage to Queen St of 30ft. 11in. by a Depth Along Latrobe of 70ft... an. to 12ft. Right-of-way at

The **HOTEL** is EXCEPTIONALLY WELL BUILT and in PERFECT ORDER, Contains - On the GROUND FLOOR: Large, Well-fitted Bar s Parlours, Large Dining-room, Storeroom, Larder Kitchen, etc; and on the FIRST FLOOR, 11 Specially Good Rooms, Bathroom, etc

The Whole Building has Recently been COMPLETELY RENOVATED, and is in PERFECT ORDER.

...

STOCK at VALUATION.

IMMEDIATE POSSESSION.

ONE OF THE MOST SUBSTANTIAL BUSINESSES IN THE CITY.

....

YEO CROSTHWAITE, and Co., Auctione

98 Queen Street, In Conjunction with

WM. JOHNSTONE AND CO. PTY. LTD

Hotel Brokers and Estate Agents...

1921

The Argus Saturday 8 January 1921

Application to transfer licence from Jessie Allen to Hannah Leen of West Melbourne

1923

The Argus Saturday 3 February 1923

Transfer application to Ernest Percy Lee of the Metropolitan Hotel, Nth Melbourne.

The Argus February 1923

Title transfer to William Blewitt of gentleman east St Kilda

1924

Directory 1924 Ernest R Lee licensee

May 1924 MCC building application 7426¹⁵: alterations to the West Bourke Club Hotel worth £6500- drawings show added top level using a reinforced concrete roof slab, to the design of architect and engineer R Barnes; existing conditions plans are provided, together the drawings allow for a clear picture of the changes made. The owner was Mrs A Benson of the Union Club Hotel, Collins St.

1925

The Argus Saturday 24 January 1925

Transfer application from Arthur Smithett to George Dallas

1926

The Argus Saturday 17 April 1926 >

Transfer application to William Joseph Grant. March 1926

Title transfer to Annie Benson widow of Hawthorn (mortgage follows)

1928

The Argus Tuesday 13 March 1928

The Court granted permission to Mrs A Benson, owner of the New Union Club Hotel, Queen street, city to make alterations to the hotel premises estimated to cost £400.

May 1928 MCC building application 10565 £ 500 alterations & additions to the hotel¹⁶.

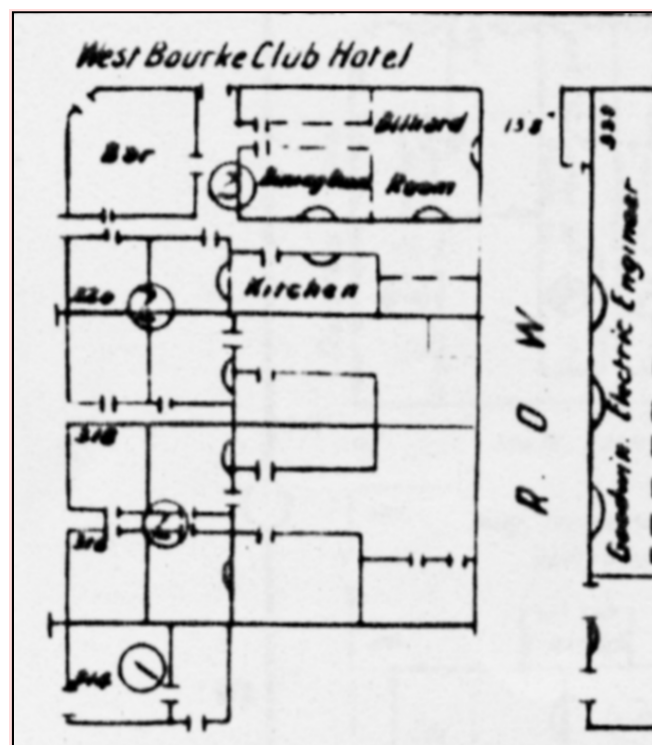


Figure 12 Mahlstedt's fire insurance plans dated at c1925-1928 (State Library of Victoria) show the hotel as 3 levels as an amendment to the 1925 base plan, with original subdivision of corner bar, billiard and dining rooms and kitchen, plus adjoining house sold in 1919-1920 sales.

1930

Directory: now **New Union Club Hotel** licensee J Callender

The Argus Monday 2 May 1932

MAN SHOT BY CONSTABLE.

EARLY MORNING INCIDENT.

Attempt to Rob **Hotel** Alleged.

Two shots were fired by a constable over the heads of two men who were alleged to have

¹⁵ VPRO VPRS 11200/P1/881

¹⁶ VPRO VPRS 11200/P1/1309

been attempting to break into the **New Union Club** Hotel at the corner of Latrobe Street and Queen street ...on Saturday morning When the men refused to stop a third shot was fired and one of the escaping men was seriously injured He was taken in a civil ambulance to the Melbourne Hospital with a bullet wound in the abdomen

Constable J C Auglim of Russell street was patrolling Latrobe street early on Saturday morning. He kept two men who were acting suspiciously under observation He saw them break a small pane of glass in the side door of the New Union **Club** Hotel in Queen street He called out to the men and then ... went in pursuit and fired two shots in the air, after calling upon them to stop They failed to stop and when the men had reached Elizabeth Street he fired another shot which struck one of the men in the side This man gave the name of William Brown He is aged about 30 years is a salesman and it is said that he lived in Rathdown street Carlton The other man continued to run...

1933

July 1933 MCC building application for electric sign

1935

Directory: Mrs A Benson hotelkeeper

1938

The Argus Thursday 13 October 1938

Machine Lawful

A "fruit" machine, which only provided lucky players with free tokens for its further operation was held to be lawful by Mr. McLean, P.M., in the City Court yesterday, when he dismissed a charge against a hotel nominee in whose hotel the machine was found.

Enid Betty Williams, nominee of the **New Union Club Hotel**, Queen street, city, was charged with having been, between September 14 and 24 of this year, the occupier of premises wherein a contrivance for gaming was kept. Senior-Constable Kerr Taylor prosecuted.

Mr. R. H. Dunn, who appeared for the defendant, said he wished to make a test case on the point that no stake could be won on the machine.

He read the notice on the machine, which said: "Any person successful in obtaining tokens from this machine must play such tokens back into the machine to complete his game."

Mr. McLean said some notice should be taken of the notice on the machine. On that and the further submissions he would dismiss the case.

1939

Directory: Mrs EB Williams hotelkeeper at 320, also Mr Ernest F Williams

The Argus Saturday 25 March 1939

Application for licence transfer to Percy Lynch 1944-5

Directory: Mrs M Monaghan hotelkeeper

The Argus 5 August 1945

Annie Benson dies – probate to Thelma Louise Monaghan of the New union Club Hotel, Queen St, transfer 1947 to Monaghan and Dorothy M Daniels.

1947

Transfer February 1947 to the Celtic Club Inc..

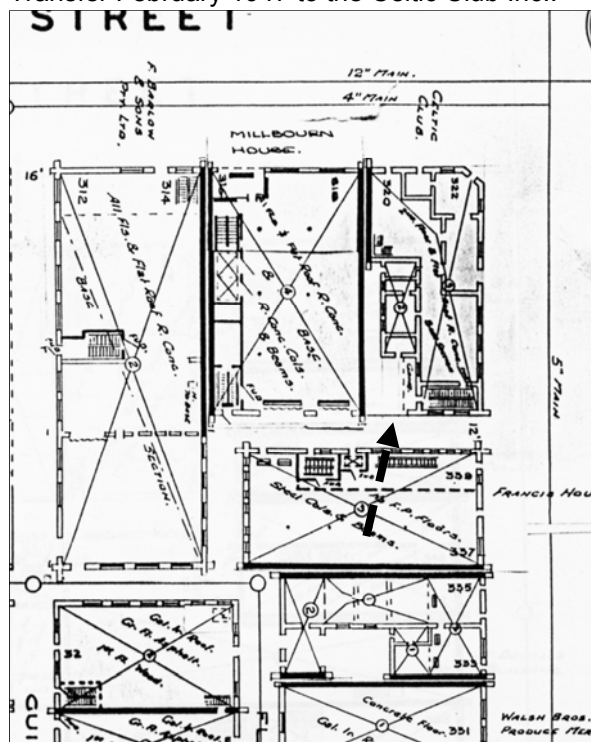


Figure 13 Mahlstedt's Fire Insurance Plans Melbourne: shows reinforced concrete floors and roof

1959

1959 MCC building application 33675: £ 8900, alterations & additions ¹⁷ This was the conversion of the hotel to the Celtic Club to the design of Seabrook Hunt & Dale.

1976-7

1976 MCC building application 47205 \$5000 remove exit wall and install beam
1977 MCC building application 48361 new kitchen and alt worth \$47,000.

¹⁷ VPRO VPRS 11201/P1/430

Description

Designed in the Italian Renaissance Revival style the former hotel has a rendered classical facade divided into bays by Corinthian order pilasters rising, storey by storey, through the full height of the building. Ground level vermiculated panels to the pilasters (Gibbs surrounds) and gabled pediments to former entrances lend richness to the façade. A mannerist window treatment with a bracketed awning motif is used throughout the upper floors. The original cornice is visible at the third floor level while the sympathetically added level has been scaled with a lesser floor to floor height, as a typical classical attic level.

Built in the 1870s, the hotel is evocative of the growth of the richly detailed Italian style in the City.

External Integrity

The top level has been added in the early 20th century but in a manner that complements the original classical design without changing the original elements. The Queen Street entry and threshold presumably date from the 1950s but again are sympathetic to the original.

The ground level has been reinstated since the 1985 survey and is remarkably intact compared to other City Victorian-era hotels.

The interior has been largely replaced at ground level but previous studies have noted that the top upper levels retain early hotel rooms (not inspected).



Figure 14 Queen Street entry point

Heritage context

The following planning scheme map detail shows the adjacent heritage places to this site. In

addition the adjacent, mainly Edwardian-era, warehouse precinct Guildford Lane has also been identified in the 1985 CAD Conservation Study for heritage overlay protection (not realised).

Places include

HO733 Former Records Office, 287-297 Queen Street, Melbourne

HO734 Former Residence, 300 Queen Street, Melbourne

HO758 Former Royal Mint, 280-318 William Street & 391-429 LaTrobe Street & 388-426 Little Lonsdale Street, Melbourne

HO732 Titles Office, 247-283 Queen Street, Melbourne

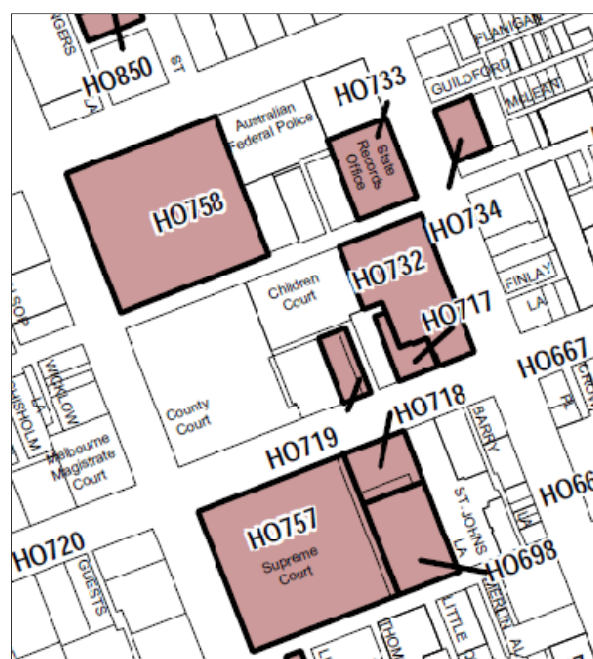
HO717 436-450 Lonsdale Street, Melbourne

HO719 472-474 Lonsdale Street, Melbourne

HO718 Supreme Court Annexe, 455-469 Lonsdale Street, Melbourne

HO757 Law Courts & Library of the Supreme Court, 192-228 William Street and 459-505 Lonsdale Street, & 462-498 Little Bourke Street, Melbourne

HO698 Federal Court of Australia, 442-460 Little Bourke Street, Melbourne



This area is rich with the history of the legal profession, its processes and associated government buildings; dominantly from the Victorian-era.

The former West Bourke Club Hotel is a good corner element at the commencement of a significant group of Victorian-era buildings, mainly of government origin, extending to the south.

Comparative analysis

The context for comparison has been taken as the Melbourne Central Business District (CBD) or, historically, former Melbourne Town. This is the

Locality (part of the municipality) which has determined local significance by comparison with existing similar building and historical types from a similar era, of a similar integrity and identified heritage value (graded A, B, C).

Only ten mid Victorian-era hotel examples (c1870-1890) were identified in the CAD study of 1985. Of these buildings, comparable detailed façade ornamentation, like the Ballarat Star and Oxford Hotel, are all from the late 1880s (see Appendix 8: Hotels the Melbourne CAD Conservation Study 1985.)

Many of these examples have been altered particularly at ground level where the West Bourke Club Hotel ground level structure has been preserved. Among other mid Victorian-era hotels, this relative level of integrity at ground level is shared by Mac's Hotel (Victorian Heritage Register) because of its stone construction but it has an added verandah. Most examples cited are in a heritage overlay.

The West Bourke Club Hotel ground maintains its simple classical revival form and holds a rich social history association as a long-term meeting place within the Melbourne City Business District.



Figure 15 rich detailing of the facade

Heritage assessment

Assessment against National Estate Register criteria

A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community

The former hotel still possesses that characteristic form of mid Victorian-era commercial Melbourne formed by the growing effect of the Italian Renaissance revival architecture as applied at first to two-storey buildings and later to seven or eight storey by use of the layered trabeation. The relative integrity of the façade ground level is high adding value to the place.

The historical link with pioneer George Evans is also notable as one of his last major projects and his place of death. Evans was among the first settlers to set foot in what was to be Melbourne town.

B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

The high integrity of the façade promotes what was once common but is now a distinctive building type in the Melbourne city centre, made so by the depletion or change to other corner hotel examples.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The former hotel evokes an aesthetic linked with mid Victorian-era architecture in Melbourne with recent recognition of its cultural value arising from the 1976 CBD conservation study, the CAD heritage 1985 study, and CAD heritage review in 2002.

Appendix 7: Assessment criteria used in this report

Planning and Environment Act - heritage values and thresholds

Section 4(1)(d) of the *Planning and Environment Act 1987* lists the following heritage values for use in heritage assessment within the Municipality Planning Scheme:

- scientific,
- aesthetic,
- architectural or
- historical interest or
- other special value (includes social or spiritual interest.)

The thresholds applied in any assessment of significance are:

- State Significance and
- Local Significance.

Local Significance includes those places that are important to a particular community or locality.

Assessment criteria used in this report

This Report uses the above heritage values, as assessed under the National Estate Register criteria, and as guided by the *Application Guidelines* 1990 (Australian Heritage Commission).

The National Estate Register criteria consist of eight criteria that cover *social, aesthetic, scientific, and historic* values for future generations as well as for the present community.

The criteria for addition to the National Estate Register (NER), as evolved by the Australian Heritage Commission, have been used nationally in heritage assessment over a long period and have become the de-facto standard in Heritage Victoria study briefs (see also *Applying the Heritage Overlay VPP Practice Note*).

Inclusion of places in the National Estate Register (NER) is based on meeting at least one of the criteria. Places are assessed within the context formed by comparison, under the criteria headings, with other similar places in a defined, typically geographic area.

National Estate Register

The National Estate Register is a Commonwealth statutory list of natural, indigenous and historic heritage places throughout Australia. Following

amendments to the *Australian Heritage Council Act 2003*, additions or changes to the National Estate Register (NER) ceased 19 February 2007. The National Estate Register will have a statutory role until February 2012, guiding the Minister for the Environment, Heritage and the Arts (the Minister) when making some decisions under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This transition period also allows states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers where necessary and to amend any legislation that refers to the National Estate Register. The NER will be maintained after this time on a non-statutory basis as a publicly available archive¹⁸.

Burra Charter

In addition to the National Estate Register criteria, the ICOMOS *Burra Charter* sets out broad heritage assessment considerations. The *Burra Charter* 1999 (1.2) defines *Cultural significance* as aesthetic, historic, scientific, social or spiritual value for *past, present or future generations*, adding an extra cultural group (or groups) to qualify the significance of the place when compared with the NER criteria's present or future generations. Cultural significance is defined as embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

The *Local Government Heritage Guidelines* 1991 added Architectural Value to the above values, under the Aesthetic Value heading.

National Estate Register criteria summary

The National Estate Register sub-criteria used are identified by their alpha-numeric code and briefly described broadly as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation of the place
- D.2 good example of a recognised type

¹⁸ See <http://www.environment.gov.au/heritage/places/rne/index.html>

E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style

F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1

G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place

H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

Application of the NER criteria

The table below sets out the relevant National Estate Register (NER) criteria and the relevant Application Guideline in column 1. In the second column is the interpretation used in this report of how that National Estate Register criterion is relevant in the context of the assessment at the local level.

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this report
<p>HISTORIC VALUE</p> <p>A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community</p> <p><i>Explanatory notes</i> This criterion applies where the contribution of an event, development or phase to the broad patterns of Australian history or prehistory can be clearly demonstrated, or where the place epitomises elements of those patterns.</p> <p><i>Inclusion guidelines</i> Places associated with events or developments which contributed to or reflect long-term changes in prehistory or history.</p> <p>Places representing 'landmark' cultural phases in the evolving pattern of prehistory and history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in Australia.</p> <p>A place eligible for its history of science associations must have a strong connection with the work of a historically significant scientific figure or with a historically significant scientific exploration/undertaking, or methodological development.</p> <p><i>Exclusion guidelines</i> Places which do not demonstrate a particular contribution to, or allow an understanding of, the broad evolutionary patterns of Australia's natural history, prehistory or history.</p> <p>Places where claimed associations with events, development or phases cannot be verified.</p> <p>Places are not eligible if they have been altered so that the aspects of the environment important to the association have been seriously degraded.</p>	<p>The contribution a place might make to the public understanding of the historical development of the localities and the Municipality.</p> <p>The property must reflect closely the period in which it was created and the associated phase of historical development in the Municipality.</p>
<p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.</p> <p><i>Explanatory notes</i> This criterion applies particularly to places which characterise past</p>	<ul style="list-style-type: none"> • Rarity within an established cultural phase; • Rarity because of great age and the

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this report
<p>human activities which are rare, endangered or uncommon by virtue of their being:</p> <ul style="list-style-type: none"> • few in number originally; • few in number due to subsequent destruction; • susceptible to rapid depletion due to changed practices or other threats; or • outstanding example of uncommon human activity. <p>Inclusion guidelines Scarcity may be the result of historical process (i.e. few of such places were ever made) or of subsequent destruction or decay. However, rarity must be demonstrated to be more than simply absence of survey information.</p> <p>Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity.</p> <p>Rarity at a regional or State level must be assessed in the context of its distribution and abundance in other regions or States. Rarity in one location when compared with abundance in another may or may not give the place national estate significance, depending on the cultural context.</p> <p>Exclusion guidelines Rarity at local, regional or State level does not necessarily confer national estate value, unless such rarity has particular cultural significance.</p> <p>Places deemed to be uncommon due to lack of research/survey may subsequently be found not to be eligible under this criterion. Evidence of rarity will normally be required.</p>	<p>small number of surviving places representing an early phase for the region or locality;</p> <ul style="list-style-type: none"> • Rarity because of the use of uncommon building materials, such as carved and dressed stone, which represent a now rare skill of execution within a recognised vernacular or style for the region or locality; • Rarity as an unusual combination of linked types (say garden and house design) within an established style or vernacular (i.e. Arts and Crafts design)..
<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, design or technique).</p> <p>Explanatory notes A place must clearly represent the period, method of construction, techniques, way of life, etc of its Type... as determined by comparison of the place to its Type as a whole, analysing such factors as:</p> <ul style="list-style-type: none"> • Condition and integrity, including consideration of minimum area for long term viability; • Abundance and distribution of the Type; • Degree of homogeneity or variability of the Type over its range. • The presence of unusual factors (which may be assessable against other criteria) may be relevant in determining significance under this criterion. <p>Scope Historic Places representative of the diversity of historic places, both by Type and by region.</p> <p>Inclusion A place may be entered in the register for its representative value if one or more of the following apply:</p> <ul style="list-style-type: none"> • It can be regarded as a particularly good example of its Type, or a significant variant of the Type equally well; • It is one of a number of similar places which are all good 	<p>The use in this report has been aimed at:</p> <ul style="list-style-type: none"> • a Type of building design, or • Type of building use, as qualified by the style name and the use definition (medium sized 19th century suburban villa, tennis club pavilion, stylistic representative). <p>The place had to clearly represent the period, method of construction, techniques, way of life, etc involved with the defined Type... as determined by comparison of the place to other examples of its Type in terms of condition and most importantly, integrity.</p> <p>Relative high integrity within a recognised Type was a prerequisite for significance under this criterion, the high</p>

<p>examples of the Type, but has a higher national estate value by virtue of its integrity, condition, association with other significant places or setting;</p> <ul style="list-style-type: none"> • It is part of a group of places which collectively include a range of variation within the Type; • It represents the seminal or optimal development of the Type. <p>Exclusion A place may not be eligible under this criterion if it is not representative of the characteristics which make up the established Type</p>	<p>integrity (compared to others of the Type) yielding the most visual information about the physical appearance of the type and hence its understanding within the overall scope of cultural Types That the Type should be recognised culturally is the main factor, the significance of the Type itself under other criterion (such as A4) being a consideration.</p>
<p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community. Explanatory notes The aesthetic values of the place must be able to be assessed with sufficient rigor to allow the basis for registration to be stated clearly. Inclusion guidelines A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (e.g. a place which epitomises the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.</p> <p>The values of landscapes, townscapes and streetscapes must be demonstrated using accepted standards of assessment in those fields. Places which contribute to such values in a wider area might also be eligible. Exclusion guidelines A place is not eligible if the design concepts or aesthetic ideals are not expressed in a way that is better than that of other places within its Type, i.e. if it is not outstanding.</p> <p>A place is not eligible simply because it is the work of a highly regarded architect, artist or engineer. It must be outstanding for aesthetic reasons.</p>	<p>Used to denote a successful design within a recognized style, within the accepted community stylistic framework. Recognition in established architectural magazines or by professional criticism adds another facet to the significance, that of recognition by a community group.</p> <ul style="list-style-type: none"> • The place expresses a particular concept of design, epitomizing the design principles of an architectural style, landscape ideal, or • because of its aesthetic characteristics, is held in high esteem by the community (as demonstrated by inclusion in a national architecturally based periodical, recognition by the National Trust of Australia (Vic) or within a professional assessment). • To be eligible, the place must have a high degree of integrity to a major or key design phase.
<p>F.1 Importance for its technical, native, design or artistic excellence innovation or achievement Explanatory notes Creative or technical achievement can mean artistic excellence or technical excellence, innovation or achievement in many fields. Such achievements can only be judged by comparison with contemporary and subsequent developments in the same fields. Some creative or technical achievement may be apparent in virtually any type of humanly created or influenced place or structure. Inclusion guidelines</p>	<p>Used to denote a design that is considered now to be an early or successful or innovatory creation, potentially within the framework of a recognized style: this does not include popular recognition at the time of creation as in Criterion E as a good example of a style.</p>

<p>A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated</p> <p>Exclusion guidelines A place is not eligible simply because it is work of a highly regarded architect, or engineer. It must be outstanding for creative or technical reasons.</p>	<p>Technical significance can be expressed by similar innovatory achievement outside aesthetic achievement.</p>
<p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region (or locality¹⁹).</p> <p>Explanatory notes The individuals might be important in the arts, sciences, politics, public life and many other areas of the life of the nation and its history.</p> <p>The association should be with the person's productive life only, unless there are few other places available which illustrate the person's contribution, or unless their formative or declining years are of particular importance to their contribution. This applies to birthplaces and graves as well.</p> <p>The length of association of person and place is usually important²⁰, especially if the association has been transitory or incidental, or if other places exist with longer and more meaningful associations. The association of the place with a particularly important and short-term event affecting the person may be one of the exceptions to this condition.</p> <p>The extent to which the association affected the fabric of the place, and the extent to which the place affected the person or events associated with the person, can be important.</p> <p>This criterion also applies to places which have been used by historically important scientists. The scientists may be important for their continuing standing in their disciplines or for their importance in Australian scientific history generally. For example, a number of pioneering Australian scientists were better known as explorers, e.g. Leichhardt, Cunningham. In view of this perception, places identified with such historic figures will usually be significant against Criterion A4.</p> <p>Inclusion guidelines The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of person with place established clearly in a similar way.</p>	<p>The importance or prominence of the associated person must extend within a defined locality such as the Melbourne Central Business District or across more than one locality (Municipality or as defined) to extend to a defined 'region' or group of localities.</p> <p>Association with the noted designer has been on the basis of it being a key example of his/her work, not an incidental or minor commission.</p> <p>The historical association with residents or owners (including designers if they have this status) is taken on the basis of:</p> <ul style="list-style-type: none"> • them commissioning the design, this being a key indication of the person's tastes and public status, or • a long term occupation (not an incidental or <i>fortuitous</i> association) in a period when they were active in their prescribed field. <p>What the fabric may tell you of the person may be simply that</p>




¹⁹ my inclusion

²⁰ my bold


<p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be registered because a different combination of criteria are satisfied, e.g. Criteria A4, B.2, D.2, E, F.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p> <p>For a place to be eligible for its association with a prominent scientist:</p> <ul style="list-style-type: none"> • the importance of the scientist must be established, scientifically or historically; • the place must have a clear, direct and important link to the work of that scientist; it cannot be simply a campsite or collecting locality. <p>The scientist may be an amateur naturalist, providing that person does have a confirmed historical standing.</p> <p>Exclusion guidelines</p> <p>A place is not eligible if it associated with relatively undistinguished persons within a given theme, or a person whose importance did not extend beyond the local context.</p> <p>A place is not eligible if the association with the prominent person is tenuous or unsubstantiated.</p> <p>A building is not eligible simply because it was designed by a prominent architect.</p> <p>A place is not eligible simply because a prominent scientist worked there.</p> <p>In general, brief, transitory or incidental association of person and place, for which there is little surviving direct evidence, would not make a place eligible for the Register.</p>	<p>the house fits your preconceptions of the person but, even if this is so, it is still vital evidence of the lifestyle of the person, whether predictable or not.</p>
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Appendix 8: Hotels the Melbourne CAD Conservation Study 1985

The following examples come from the CAD Conservation Study 1985 database from the date range of c1870-1890. These examples can be used for comparison

STREET	NUMBER	NAME	VALUE	Date	ARCHITECT
Elizabeth Street	380	Bulley & Co. Building, Former Federal Club Hotel 	C	1875-	
Russell Street	272	Druids Hotel, former	E	1873	
Spring Street	103	Windsor, former Grand Hotel	A	1883-8	Webb, Charles; Webb, Charles & Sons
Queen Street	316-322	Celtic Club Building, former West Bourke Club Hotel 	B	1876	
King Street	279-287	Golden Age Hotel	D	c1878	
Elizabeth Street	325-327	Railway Club Hotel, former	E	c1878	
Little Collins Street	301-305	Royal Arcade Hotel	D	1882	
Swanston Street	427-433	Oxford Hotel 	C	1887	

Heritage Assessment of 316-322 Queen Street, Melbourne

STREET	NUMBER	NAME	VALUE	Date	ARCHITECT
Swanston Street	226-228	Ballarat Star Hotel 	B	1887	Twentyman & Askew
Little Lonsdale Street	128-130	Leitrim Hotel, former	B	1888	