

Statement of Significance:

The Myer Lonsdale Street store at 283-321 Lonsdale Street, designed by H W & F B Tompkins and constructed in two stages from 1924-6 and 1928-9, is of regional significance as an externally near original landmark building and a major part of the rapid expansion of the Myer Emporium. As an example of the Tompkins' work the building illustrates the strong link between Myer and these important commercial architects, and demonstrates the skill of its designers in the handling of large commercial facades, the type of work for which they were most highly renowned.

History & Description:

In 1911, the late Sidney Myer purchased a two-storey building on Bourke Street, Melbourne, from the long established drapery business of Wright and Neil - a small start to what rapidly became a thriving Emporium and remains a Melbourne institution to this day. Over the next few years the Myer purchased various buildings in the neighbouring area and constructed a new six-storey store in Bourke Street on the site of his original building. Building works continued, with the first section of a new building on the north side of Post Office Place [Little Bourke St.] being completed in 1923. Soon after, the architects H.W. & F.B. Tompkins were commissioned to design a ten-storey building with basement to replace various small buildings on Lonsdale Street acquired by the Myer firm over the years.¹ The new building from 295-321 Lonsdale Street was constructed in 1924-26 and became a major landmark in the street.²

By late 1928, pressure on floor space necessitated the extension of this building eastwards, replacing a temporary one-storey building at 283-287 Lonsdale Street.³ In early 1929 a newspaper report noted that, on completion of the extension, the Myer Emporium Ltd. premises would have nearly seventeen and one-half acres of floor space in total; the same report also noted that 'it is because Myer's realise the necessity for centralisation, and also in order to derive the utmost economic benefit from land that has rapidly increased in value, and, above all to meet the demand for greater shopping space, that the firm has set forth on another building programme that has characterised the enterprise of this organisation.'⁴ During W.W.2, seven floors of the Lonsdale Street building were used by the Government who released the premises back to Myer at the end of the war. Over the next five decades the interior of the building was reorganised many times and while the exterior remains substantially intact, a large two-storey aerial crossover connecting Myer with Melbourne Central cuts through three bays and two and a half storeys of the facade of the 1928-29 extension.

More classical in derivation than the Tompkins-designed Bourke Street store, with its whose commercial Jazz facade completed in 1933, the prominent ten storey Lonsdale Street Store adopted a Renaissance Palazzo form with a three level podium, giant order pilasters and a recessed attic storey shadowed by a heavy cornice. Smooth rusticated implied towers flanking the building and five bays in from the eastern edge of the building clearly show the staging of the building's construction on the facade. Little decorative ornament has been used on the restrained facade apart from bay leaf garland torus mouldings over the second floor and upper tower windows, and to the pilasters, wreathed and garlanded capital ornamentation encircling the letter 'M'.

1 Much of the information about Myer is taken from various archival materials held at the Coles-Myer Archives and *Melbourne News*, November 1986, Special Issue on Myer.

2 Drawings accompanying MCC Permit Application No 7136, lodged 22 January 1925.

3 Drawings accompanying MCC Permit Application No 8638, lodged 22 June 1926 (temporary building), and drawings accompanying MCC Permit Application No 11122, lodged 3 December 1928 (extension to existing building).

4 *Herald*, 6 February 1929 from a book of Press Clippings 1928-1930 held at the Coles-Myer Archives.

Central City Heritage Study: 1992

Address: 271 - 273 LONSDALE STREET

Title: LONSDALE HOUSE

Type:

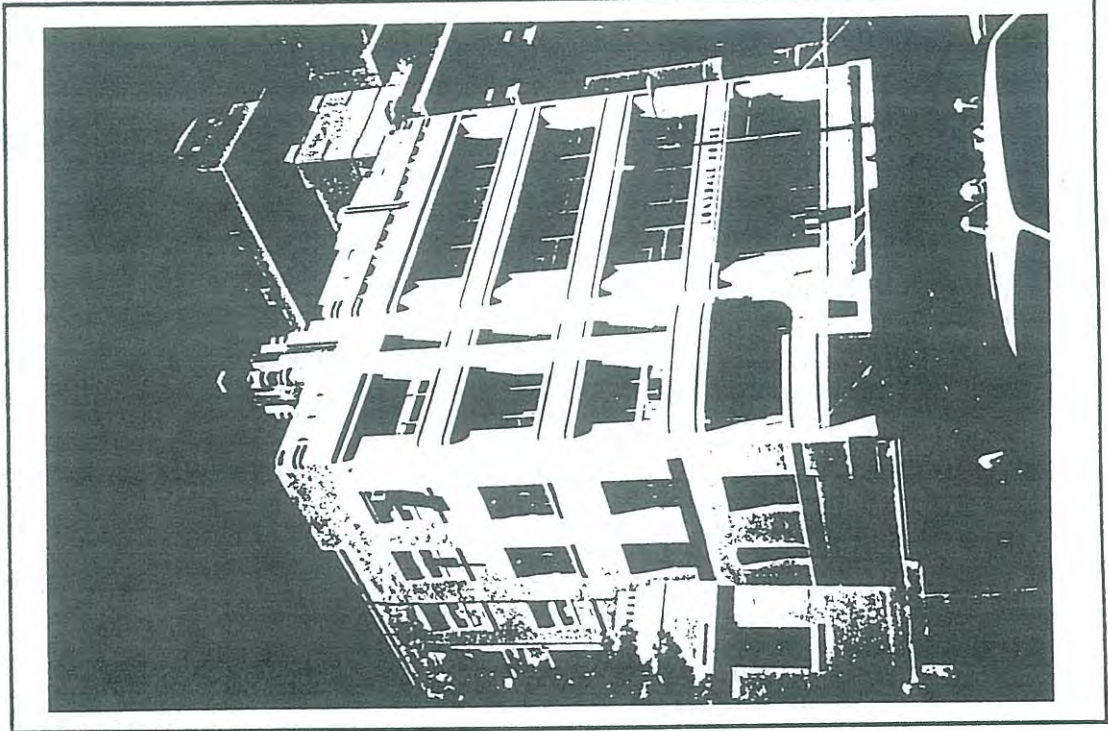
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

1934 - 36

Source: * see below

Construction/Materials

(if significant)

Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: I. G. ANDERSON (of conversion)

Builder

Sympathetic Alterations:

Inappropriate Alterations:

cur-con. units added	RAM

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- conversion of two 19th century warehouses.

* Mcc Building Permit 15612, 13.8.1934
17106 18.2.1936.

Statement of Significance:

Lonsdale House, 269-273 Lonsdale St, is of regional architectural significance as a 1934-36 conversion of two nineteenth century warehouses into a unified, stylish expression of the contemporary Streamlined Moderne by the innovative inter-war architect I G Anderson. The first component of this refurbishment, 271-273 Lonsdale Street, was amongst the very earliest of CAD buildings to adopt a modern architectural expression. The complex is of historical significance for its long association with retail and warehousing in this precinct, and retains substantial remnants of the previous warehouses on the site, including William Salway's 1885 Levy Bros. & Co. Building and Terry & Oakden's 1876 Ullathorne & Co. Building. The redevelopment of the site in the early 1930s is illustrative of the return of optimism in retail as the effects of the Depression receded in the years following Victoria's centenary of 1934.

History & Description:

Lonsdale House, 269-273 Lonsdale Street, is the result of joining and remodelling two structures, the three-storey building of R B Stevens & Co, leather merchants and boot upper manufacturers, at 269 Lonsdale Street, and the five-storey building of Levy Bros & Co, crockery and glassware importers, at 271-3 Lonsdale Street. 269 Lonsdale Street was originally designed by Terry & Oakden for Ullathorne & Co in 1876¹ and modified by Crouch & Wilson five years later.² A report in 1936 identifies the remodelled three storey building as 'Hallowthorne's', meaning Ullathorne's.³ The Levy Brothers building at number 271-3 was first built with three storeys and a basement for Hugo Wertheim in 1885-6, to the design of William Salway⁴. By 1888 it had passed to Levy Brothers, for whom Salway added two additional storeys in 1889.⁵ Levy Brothers, and then Levy Bros Successors Pty Ltd, continued to occupy the building to 1931, and were replaced by the Small Arms Co Pty Ltd in 1932-3, after which the building was refurbished.

A contemporary press report indicates that only the Levy Brothers building at 271-3 was to have been remodelled in the first instance, though provision was made 'for incorporating the adjoining building ... in the near future'. The design as published at this stage, for the facade of the Levy Brothers building only, was a totally symmetrical one, with long horizontal spandrel bands curving in at the end to give a moderne feeling. The treatment was fairly austere except that 'the parapet alone (was to be) treated architecturally. It will be noted that the top of the building has been designed merely to carry out the rhythmic feeling conveyed by the long sweep of the horizontal bands below.' There was no major vertical element, except that a flagpole rose from the centre of the parapet. The remodelling took place in 1934, and included extending the building backwards about eight metres, and cutting a light well down through its full height against the east boundary, so that it served the Stevens building as well, once this was incorporated. The architect was I G Anderson.⁶ 271-273 Lonsdale Street, was amongst the very earliest of CAD buildings to adopt a modern architectural expression, taking a similar expression to Yule House of 1932 by Oakley & Parkes.

The Stevens or Ullathorne building was incorporated in 1936.⁷ During the process the building was increased from three storeys plus basement to five storeys at the front and six at the back, with the basement eliminated. Three shops were created across the combined frontage, and five entirely new ones along the formerly blind east or Caledonia Lane flank, which reads as six storeys high all along.

The greatest ingenuity was devoted to the facade, where the junction of two buildings of different widths was developed into a calculated asymmetry by means of a new vertical element running through the facade well to the left of centre, terminating in a small ziggurat. The difference in floor heights was dealt with by creating a small balconette on the Ullathorne frontage at a height above the adjoining spandrel line, while the larger balcony above was used to alter the apparent window heights to match. Above this the additional floors were created level with those of the adjoining structure. The old piers dividing the windows were removed and larger steel framed windows inserted for ostensibly functional reasons.⁸ Lonsdale House, in the asymmetrical form in which it was completed, is a good period specimen of moderne styling with overtones of both art deco and expressionism. It can be compared with the same architect's blocks of flats, 'Ostende' at 4 Seacombe Grove, Brighton (1934), and 'Dorijo', 458 Victoria Parade, East Melbourne (1935).

1 *Argus*, 1 June 1876.

2 *Argus*, 5 April 1881, p 3.

3 *Herald*, 1 July 1936, p 18.

4 *Argus*, 8 August 1885, p 9; *Australasian Sketcher*, 1 June 1886, p 86.

5 *Building, Engineering & Mining Journal*, 22 December 1888, supplement p 5, 10 August 1889, p 111.

6 *Age*, 14 August 1934; see also the *Star*, 20 August 1934; MCC Building Permit 15612, 13 August 1934, £14,000, alterations and additions.

7 *Herald*, 1 July 1936, p 18; MCC Building Permit 17106, 18 February 1936, £8,425 - addition of two floors, tower and facade to 269 Lonsdale Street for Levy Bros Successors Pty Ltd.

8 *Herald*, loc cit.

Address: 459 LONSTALE STREET

Title: SUPREME COURT ANNEXE (former CROWN LAW OFFICES) Type: COURT OFFICES

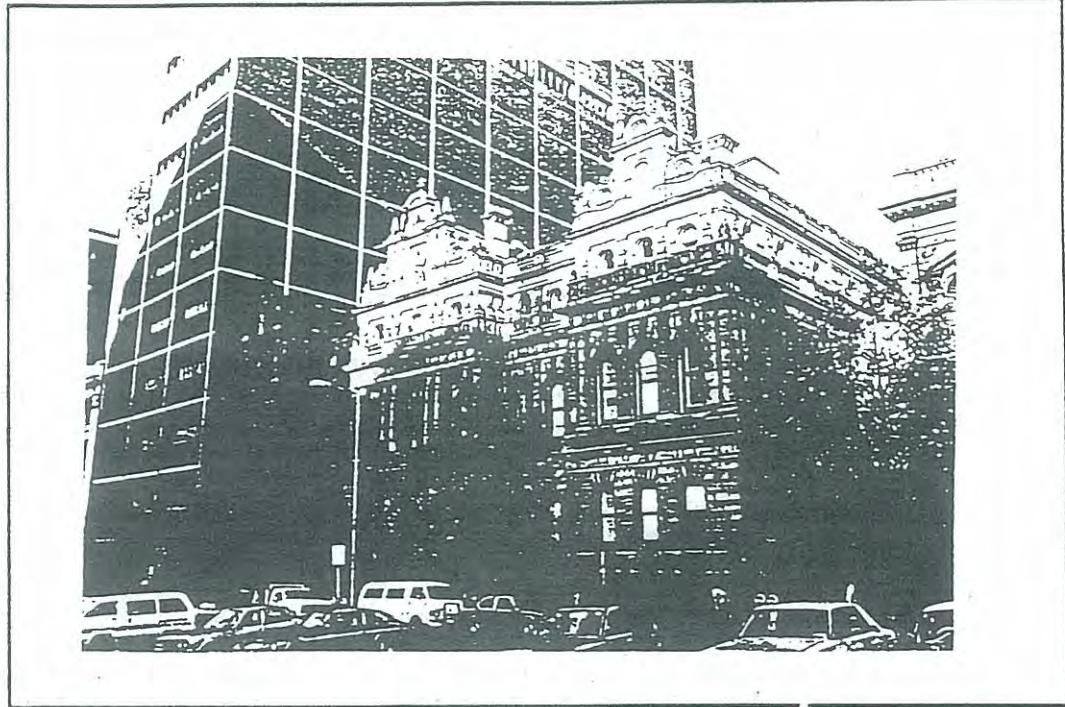
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: (GBR) AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
1892 - 93
Source: ABCN, 9.7.1972

Construction/Materials
(if significant)

STAWELL
SANDSTONE
FACADE, BLUE
STONE BASE

Significant/Original Design Elements: centrally placed octagonal hall rising through all floors
 Interior integral to significance domed lantern light, slate roof, staircase

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: S. E. BINDLEY

Builder: SWANSON BROTHERS

Sympathetic Alterations:
 High level link to Law Courts (west)

Inappropriate Alterations:
 Removal of original library
 Cornices/skirtings/valutines removed

O: Reinstate as original S: Reinstate sympathetic alternative to the original RAM: Remove by approved method

Other Comments: Relates to Law Courts (to the west) precinct.

References

National Trust File no. 293-
 K & J Reid, CBD Study Area 7 Report for Historic Buildings Preservation Council. 1976
 p. 163.
 J. Smith, *Cyclopedia of Victoria Melbourne* 1903, Vol. 1, p. 291
 E. Trethowan, "The Public Works Department of Victoria, 1851-1900", Research Report
 University of Melbourne, Department of Architecture, 1975

Statement of Significance:

The former Crown Law Offices 459 Lonsdale Street erected in 1892-93 are of national significance as a fine example of the flamboyant Second Empire Style indicative of the exuberance of design styles to be found in the repertoire of building designs produced by the Victorian Public Works Department following the austerity and restraint of the years under Chief Architect William Wardell. Designed by S. E. Bindley, architect in charge of the Central Melbourne area of the PWD and built by Swanson Brothers, the three storey structure has a centrally placed octagonal hall rising through all floors surmounted by a domed lantern light. Distinctive elements of the design are the elaborate and boldly modelled stone parapets of the three pavilion bays which form the symmetrical street facade.

In 1976 and 1977 the building was renovated and extended to become the Supreme Court Annexe. A high level link was also constructed to join the building to the neighbouring Supreme Court complex.

History & Description:

Designed by S. E. Bindley, architect in charge of the Central Melbourne area of the PWD (1890) and erected by Swanson Brothers 1892-93¹, the former Crown Law Offices building is an example of the exuberance to be found in the Victorian Public Works Department during the 'battle of the styles' following the austerity and restraint of the Wardell years. The 'battle' reached its climax between 1888 and 1892 when a considerable number of public buildings were being erected. Public Works Department sections often evolved their own style, through the dominance of a particular person, usually the architect in charge.² Although Bindley's designs favoured Gothic motifs for the larger scale and his smaller buildings had a Queen Anne character, for the Supreme Court Annexe he chose a flamboyant Second Empire style.³

A three storey structure, the building has a centrally placed octagonal hall rising through all floors surmounted by a domed lantern light. Principally a brick structure, the public facades are faced with Stawell sandstone, with a rusticated bluestone base. Distinctive elements of the design are the elaborate and boldly modelled stone parapets of the three pavilion bays which form the symmetrical street facade. The Public Records Office also designed by Bindley at this time does not achieve the same distinctive and coherent overall effect.

In 1976 and 1977, the building was renovated, partially restored and extended to become the Supreme Court Annexe. Only the octagonal hall and staircase remain as intact features of the interior. The old library has been removed and the ground floor corridors have been carpeted. A bridge link was also constructed to join the building to the neighbouring Supreme Court complex.⁴

- 1 *The Australasian Builder & Contractors' News*, 9 July 1892; the design is differently attributed to H. R. Bastow (Chief PWD Architect) in K & J Reid, CBD Study Area 7, Report for Historic Buildings Preservation Council, 1976, p 163.
- 2 B. Trethowan, "The Public Works Department of Victoria, 1851-1900", Research Report, University of Melbourne, Department of Architecture, 1975, p 103.
- 3 It is described elsewhere as Renaissance in style: K & J Reid, loc. cit., State of Victoria, Register of the National Estate Documentation of Listed Historic Buildings and Structures, Law Department Offices and also National Trust File no. 2935.
- 4 State of Victoria Register of the National Estate Documentation of Listed Historic Buildings and Structures, Law Department Offices, Melbourne CityScope: Central City Heritage Listings and Building Ownership Details June 1992.

Central City Heritage Study: 1992

Address: 1 NICHOLSON STREET

Title: I.C.I. HOUSE

Type: OFFICES

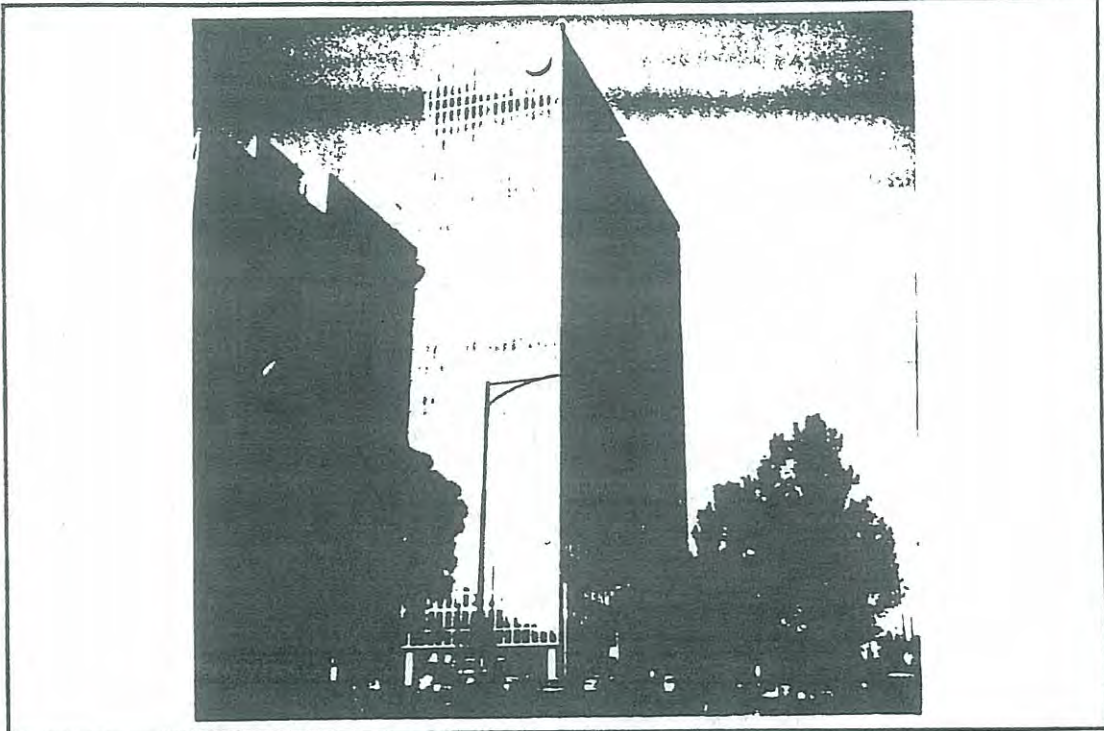
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: (786) AHC Notable NTA

Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

1956 - 58

Source: ARCH. TODAY
DEC. 1958.

Construction/Materials

(if significant)

glazed curtain wall
glass mosaic tiles

Significant/Original Design Elements: lift lobby - terrazzo & tiles surfaces

Interior integral to significance fountain by Gerald Leavers

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: BATES, SMART & McCUTCHEON

Builder E. A. WATTS

Sympathetic Alterations:

GLAZED-IN UNDERCROFT/LOBBY	
EXTERNAL SIGNAGE (LOGO ON WEST FACADE)	RAM

Inappropriate Alterations:

PAINING OF THEATRETTE INTERIOR	RAM
--------------------------------	-----

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- sympathetic glazing in of undercroft c. 1988 by Bates Smart & McCutcheon
- Australian headquarters of Imperial Chemical Industries of Aust. & N.Z.
- landmark building in history of Melbourne skyline breaking the 132' height limit.

Statement of Significance:

Designed in 1955 by architects Bates Smart and McCutcheon and completed in 1958 ICI House is of state significance as being Melbourne's first free-standing glass skyscraper to break the 132 foot (40 metre) height limit previously enforced in Victoria thus setting new formal and planning guidelines for building in the central city area. The design of the landmark glazed tower which terminates the axis of Lonsdale Street owes much to the International Style skyscraper tour-de-force Lever House in New York, 1952 by Skidmore Owings and Merrill. In Australia, ICI House was the first of a series of skyscrapers which were designed by the same firm of architects and which were to grace the country's capitals over the next decade. The glazed office block with its discrete solidly clad service tower set within an open garden also contains a fountain designed by Sydney sculptor Gerald Lewers. As the location for the Australian headquarters of Imperial Chemical Industries of Australia and New Zealand, and from where they continue to base their operations, ICI House set new and influential standards for the post-war architectural expression for the corporate office building. ICI House was thus a momentous scheme in its prophetic shift away from the street architecture of the previous decades.

In the late 1980s, the open undercroft of the tower was glazed in and the garden re-landscaped. These sympathetic alterations (both internally and externally) have not detracted from the building's overall significance.

History & Description:

ICI House, with its concrete encased steel frame and sheer glazed curtain walls, was completed in November 1958¹, and was hailed as a new symbol of its time. Set on an open landscape on the eastern hill edge of the central business district, the office block appears as a soaring tower terminating the axis of Lonsdale Street. This setting of a prismatic form of unprecedented height enhanced the architectural expression of a corporate image. In the context of the post-war years, of population migration and expansion, economic recovery and growth, and the resumption of building materials production and capital works, new and sophisticated corporate arrangements were demonstrated by large architect designed factory complexes in the suburban outskirts and tall office blocks in the city.

ICI House was the tallest building in Australia until 1961. The 70 metre (230 foot) high office block and the service block of 84 metres (275 feet) exceeded the 132 foot (40 metre) height restriction previously enforced in Victoria. The special grant to ICI House design proposals in July 1955, awarded by provision of the Uniform Building Regulations² led to the general abandonment of the old limit and the eventual redefinition of the central Melbourne skyline. The greater height was permitted because the site coverage was a percentage of the total site area. Plot ratio determinations for city sites were evolved following this grant.

International aesthetic preferences and local developments in construction techniques of the 1950s were imaginatively amalgamated in the design of ICI House.³ The inspiration for such curtain walled prismatic forms was Lever House, New York, 1952, by Skidmore Owings and Merrill in contrast to expression of the structural frame and its fireproof cladding in office tower buildings in Chicago and Melbourne of the 1880s and 1890s. Unlike Lever House, ICI House has an articulated capping and the structural members stand freely under its ground floor undercroft, giving a sensation of continuous open space. The glazed office block with a discrete solidly clad service tower in the ICI design predates the same division of elements found in the Crown Zellerbach Building in San Francisco, 1959 by Skidmore Owings and Merrill.

Curtain walling appeared in new facades in Collins Street from 1955, but the seventeen floors of air-conditioned offices in the ICI tower are clad all around in elegantly proportioned fixed panes in aluminium frames, including the shorter east and west walls that consist of reinforced concrete panels underneath the glazing. Blue glass in the curtain walling covers the spandrels. Originally an internal demountable partition system was installed with timber panels and clear plate or translucent glass, fitted between steel tube mullions, subsequently removed in renovations. The service tower cladding has a polished finish to granite aggregate precast concrete wall panels. The building was notorious for the initial failure of glass panes on the west facade, which CSIRO research found to be shattering because of nickel salt impurities in the Belgian glass.

Osborn McCutcheon was the architect, in charge of a team of architects and structural engineers from within the firm of Bates Smart and McCutcheon⁴, together with the electrical engineers Julius Poole & Gibson and WE Bassett & Associates, mechanical engineers, and Rider Hunt & Partners, quantity surveyors. The builder was EA Watts⁵.

¹The site was purchased by ICI/ANZ in March 1952. See Special feature on ICI House, *Architecture Today* December 1958.

²ibid.

³"ICI House: Melbourne's first skyscraper" *Architecture and Arts* November 1958, p.26.

⁴"Preview: ICI House Melbourne" *Architecture and Arts* May 1957, p.26.

⁵Special feature on ICI House, *Architecture Today* December 1958. *Cross Section* December 1954. NB: much of this report is based on National Trust Classification Report FN 5765, April 1987.

Central City Heritage Study: 1992

Address: 2 - 3 OLIVERS LANE

Title:

Type: OFFICES / WAREHOUSES

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

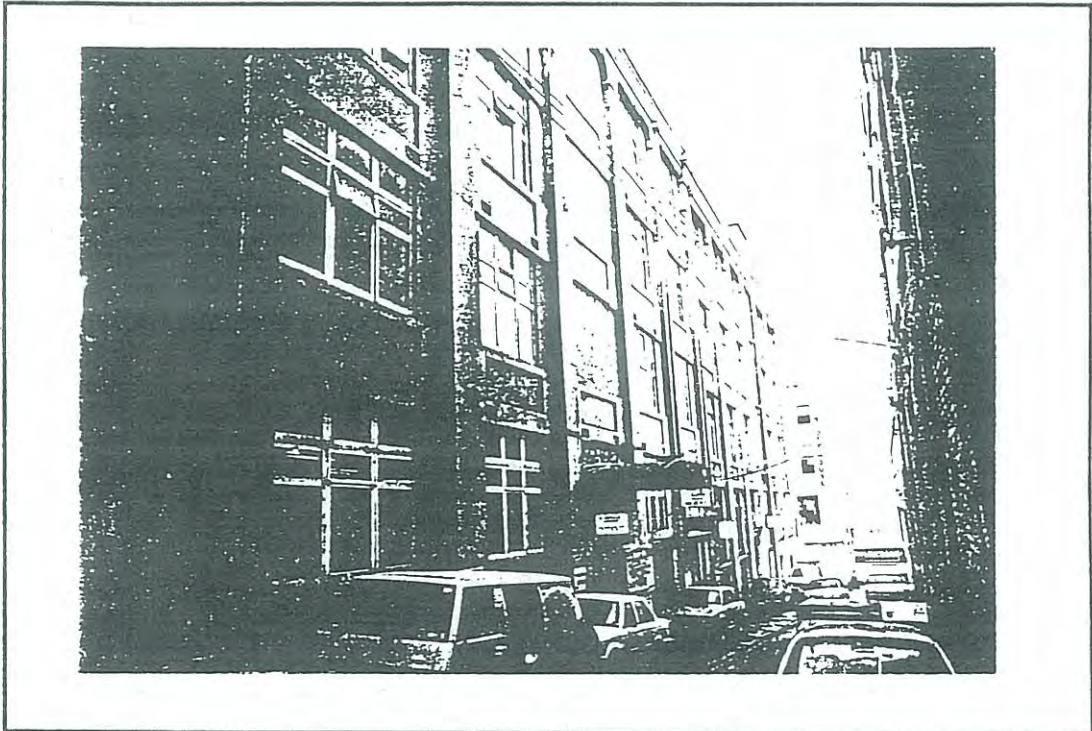
Period:

1850-75 1876-99

 1900-15 1916-25

 1926-39 1940-59

 1960-75 1975+



Construction Date:

1905-7

Source: * see below

Construction/Materials

(if significant)

reinforced conc.
 curtain wall const.
 (early examples)

Significant/Original Design Elements:

Interior integral to significance

poss. one of the earliest examples of all reinforced conc. buildings & early curtain wall const.

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: (poss.) JOHN MONASH

Builder DAVID MITCHELL

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

* building housed the office of Monash & Mitchell.

* Building, 15/10/1907, 14/6/1907.

Statement of Significance:

The pair of buildings at 2 & 3 Olivers Lane are of state architectural and historical significance. Built in 1905-7 they would appear to be the first conventional buildings in Australia constructed wholly of reinforced concrete and the first examples in Melbourne (possibly Australia) of a form of curtain wall construction. They are historically significant for their associations with John (later Sir John) Monash, the designer of their Monier concrete construction, and David Mitchell, their builder. Upon completion the buildings also housed the offices of both Monash and Mitchell.

History & Description:

The pair of buildings at 2 & 3 Olivers Lane are remarkable for their construction and as early examples of the work of John (later Sir John) Monash. Bank Place Chambers (1904), also constructed under Monash's firm Monier, was the first inner city building with a reinforced concrete frame,¹ but still had brick outer walls. Much more remarkable was the pair of buildings at 2 & 3 Oliver Lane of about 1905-7, which were to house Monash's own offices and those of his supporter Mitchell.² Here there is no brick cladding, but a complete concrete structure resembling contemporary buildings in the United States.³ It was possible to build in this way only by obtaining a dispensation from the requirements for wall thicknesses under Melbourne building regulations. In 1907 these regulations were modified to allow both steel and concrete framed buildings to have thin non-structural walls, referred to as 'curtain walls', though not necessarily conforming to today's definition of the term:

The new Melbourne building surveyor and architect (Mr. Morton) has completed his revision of the city building regulations. Provision is made in Mr. Morton's recommendations for steel-frame buildings and reinforced concrete construction, with what are known as curtain walls. The regulations at present disallow buildings of this character, though permission was gained some little time ago to erect four-storeyed premises for Mr David Mitchell with reinforced concrete almost throughout in Oliver's lane, off Little Flinders-street. In these new systems of building, neither the internal nor external walls carry weight which is transferred through the columns to the foundations.⁴

The Oliver Lane buildings seem to have been the first conventional buildings in Australia constructed wholly of reinforced concrete. The second building was completed in late 1907.⁵ The pair are a study of the simple concrete warehouse type, with an external appearance which clearly expresses the internal load bearing grid, even though the walls are apparently non-loadbearing. They remain substantially original in their external condition, and are believed to retain their internal structure largely unaltered.

The links with Monash and Mitchell are of historical interest. Sir John Monash is well known as a prominent Australian engineer, businessman, soldier and administrator.⁶ Mitchell was a successful builder, contractor and businessman associated with many important buildings in Melbourne, including Scots' Church, Collins Street, and the Exhibition Building, Carlton, and owned a cement manufacturing company.⁷ He is also notable as the father of Melbourne's most famous daughter, the opera diva Nellie Melba. Mitchell and Monash had been associated in works since at least the 1890s, having planned to manufacture concrete pipes in a joint venture in this period,⁸ and with Mitchell Monash's financial backer in 1905 when Monash acquired rights to establish his own Monier company in Victoria.⁹ The buildings also housed the offices of each of these men after their completion, including Monash's Monier company.¹⁰

1 Geoffrey Serle, *John Monash* (Melbourne 1982), pp 134-5, 154-5; *Building*, I, 4 (14 December 1907), p 42; *Journal of the RVIA*, January 1908, pp 199-22: offices and residential chambers, Bank Place, by Colonel Tunbridge of Tunbridge & Tunbridge, on the Monier system, new in Melbourne. For illustrations during construction, see the Clements Langford records, Melbourne University Archives.

2 *Building*, I, 2 (15 October 1907), p 58; I, 4 (14 December 1907), p 59.

3 Particularly the second stage of the Pacific Coast Borax Company factory, Bayonne, NJ, of 1903. See Reyner Banham, 'Ransome at Bayonne', *Journal of the Society of Architectural Historians*, XLII, 4 (December 1987), pp 383-7; *ibid.*, *A Concrete Atlantis* (Cambridge, Mass, 1986), pp 72-80.

4 *Building*, I, 2 (15 October 1907), p 58; the article continues: 'At present there is no limitation in Melbourne to the height that buildings may be erected, neither is there any provision for enforcing that adequate stairways should be built. Mr. Morton deals with both these deficiencies, and regulations are also suggested that will minimise the danger from fire.'

5 *Building*, 14 December 1907, p 59: an interesting building in reinforced concrete has just been completed in Oliver's Lane, Melbourne, from designs by J. Monash, C. E.

6 See Geoffrey Serle, *John Monash: a biography* (Melbourne 1982) for a full account; less detailed is Geoffrey Serle 'Sir John Monash (1865-1931)', *Australian Dictionary of Biography*, Vol. X, pp 543-549.

7 See Joan Campbell, 'David Mitchell (1829-1916)', *Australian Dictionary of Biography*, Vol. V, pp 259-260.

8 Serle 'Sir John Monash (1865-1931)', p 545.

9 Geoffrey Serle, *John Monash: a biography*, pp 134-5, 154-5, also noted in Miles Lewis, *200 Year of Concrete in Australia*, p 11. 2&3 Olivers Lane is illustrated in Lewis, p 10.

10 Lewis, *ibid.*, p 10, 12.

Central City Heritage Study. 1992

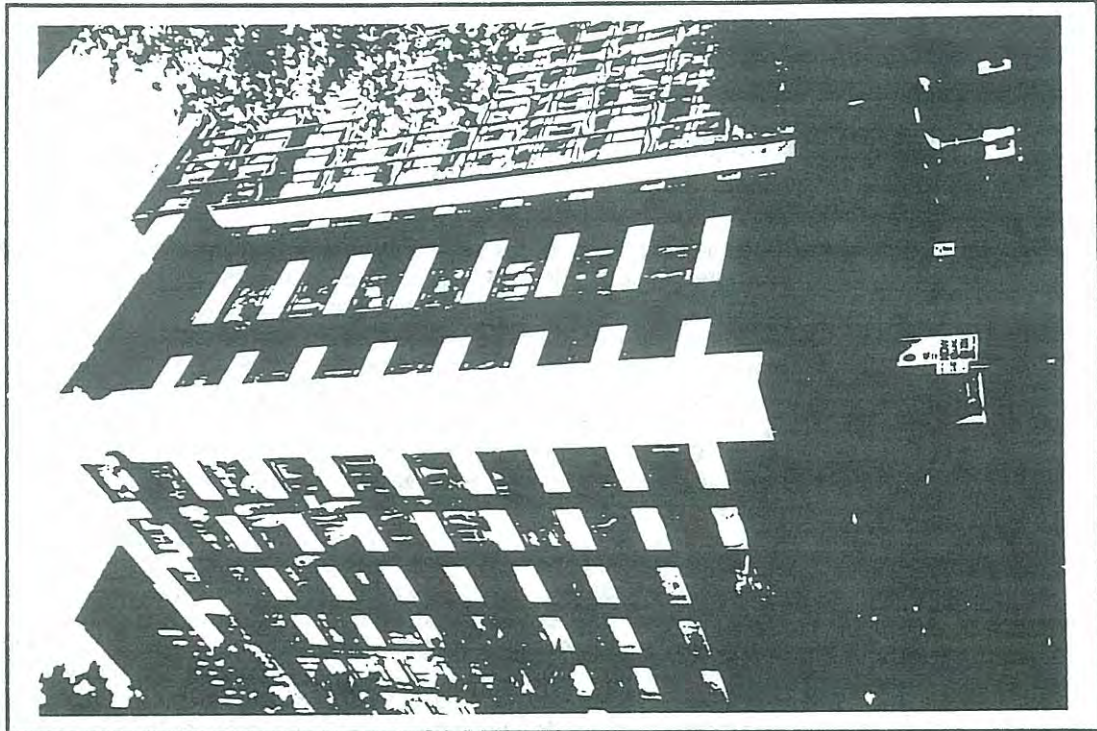
Address: 37-41 QUEEN STREET

Title: PROVIDENT LIFE BUILDING Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date: 1937
 Source: see above

Construction/Materials (if significant)
 reinforced conc.

Significant/Original Design Elements: polished stone base
 Interior integral to significance steel framed windows

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: RA & AS EGGLESTON

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
 - "giant pi-sign" noted by Robin Boyd in 1947.

Statement of Significance:

The former Provident Life Building, 37-41 Queen Street, is of architectural significance at a state level as one of the few commercial buildings in the CAD constructed during the 1930s to employ the visual and functional principles of European modernism. Designed by architects AS and RA Eggleston and built in 1937, the piers of the extended portal frame on Queen Street facade reflect the general trend towards emphasised verticality in a number of city buildings in the 1930s, notably HW and FB Tompkins's Myer Emporium and Marcus Barlow's Manchester Unity and Century Buildings. The polished granite facing and abstracted neo-classical podium of the former Provident Life Building creates a formal elevation to Queen Street, while the Flinders Lane elevation is articulated by a simple repetitive rhythm of piers and spandrel panels more typical of 1960s highrise construction. Free interior planning, the flow of interior/exterior space through the use of a large glass screen placed midway across the entry, and the provision of space for future airconditioning are further significant features of the building.

History & Description:

Built on the north-western corner of Queen Street and Flinders Lane, the limit-height headquarters building for the Provident Life Assurance Co. at 37-41 Queen Street consists of twelve storeys and a basement. Bounded by streets on three of its four sides, much was made of the opportunity for natural lighting in the building's planning.¹ All services such as lifts stairs, ducts and lavatories were placed on the north wall thus dispensing with light courts and maximising the lettable floor area. The structural beams were designed with particular care to permit the future installation of air conditioning ducts without interfering with the ceiling levels.

The external appearance of this high-rise office building caught the attention of critic Robin Boyd in 1947 when he commented favourably on its "direct and unassuming" expression of structure but questioned the "weighty pi-sign"² of the Queen Street facade. The piers of the extended and obviously attached portal frame sitting above a podium of polished granite facing indeed gave the building a formal air but also alluded to the general trend in 1930s city buildings toward an emphasised verticality. The Flinders Lane facade was much simpler and was a direct expression of repetitive piers and spandrel infill panels. This treatment predated the same articulation of high rise buildings that was to become popular in the 1960s. Boyd also commented on the glass entrance screen which gave a sense of transparency with the building name on the wall slipping through from inside to out. Indeed the reason that Boyd's comments are significant are that along with his mention of Barnetts Building and McPhersons in Collins Street, the Provident Life Building was one of the few commercial buildings constructed during the 1930s to employ the visual and functional principles of European modernism.

Designed in 1936³ and built in 1937, this building adjoins and complements two curtain wall buildings designed some twenty years later. The Provident Life Building also completes the corner to create a minor precinct of modernist urban design in Melbourne.

The architects for the Provident Life Assurance Building were the father and son partnership of AS and RA Eggleston (later to become Eggleston McDonald and Secomb in the early 1950s). At the time of the building's completion in 1938, Alec Eggleston was President of the Royal Victorian Institute of Architects, while son Robert was writing about the design of the "The Modern Office Building"⁴ for his professional colleagues. Clive Steele was the consulting engineer for the building.⁵ The cost of works was £69 000.⁶ In 1938, tenants included the E.C. Fowler & Co. (basement); Provident life Assurance Co. (Ground & 2nd Floor); Messrs. A. Gordon Allard & Co. (2nd Floor); Workers Compensation Board, Messrs Sloman and Mogg (3rd Floor); S. Lie (4th Floor); Commonwealth Institute of Accountants (5th Floor) V.P. Williams, NV Nixon & Co. and Store for National Insurance of New Zealand (10th Floor); with a caretaker's flat on the 11th floor.⁷

1 "Provident Life Building", *RVA Journal*, March-April 1938, p 8.

2 Robin Boyd, *Victorian Modern*, p 55.

3 Building Permit No. 17744, 14.9.1936.

4 Robert A. Eggleston, "The Modern Office Building", *RVA Journal*, March-April 1938, pp8-8.

5 Building Permit No. 17744, File Correspondence.

6 Building Permit No. 17744, 14.9.1936.

7 *ibid.*

Central City Heritage Study. 1992

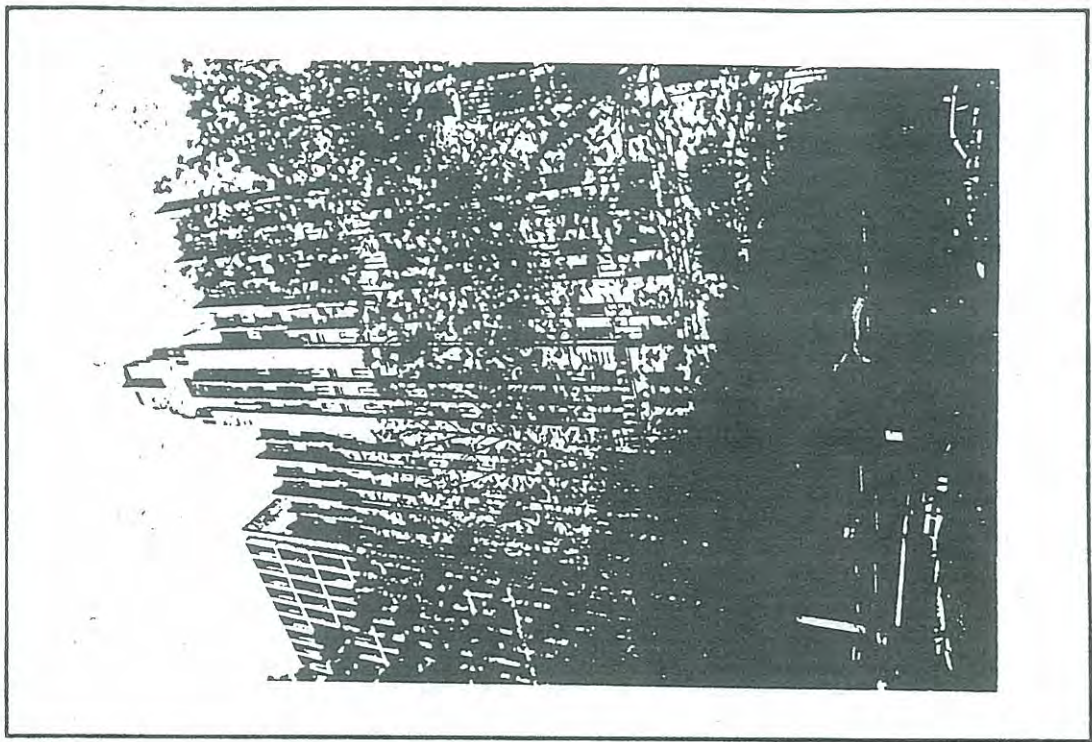
Address: 118 - 126 QUEEN STREET

Title: AUSTRALASIAN CATHOLIC ASSURANCE BUILDING Type: RETAIL/OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
1935 - 6
 Source: see below*

Construction/Materials
 (if significant)

Significant/Original Design Elements: ROSE PINK BENEDICTINE STONE (IMPORTANT CONC. PRODUCT OF 1920S to COMPETE WITH FAIENCE), LETTERS.
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: HENNESSY, HENNESSY & Co. ^{IN ASSOC. WITH R. MORTON TAYLOR}

Builder: LEWIS CONSTRUCTION CO.

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
 * Rear facade - horizontal moderne in contrast to Queen St. facade.
 Concourse street canopies / fine moderne details
 * MCC Building Permit 16680, 11.9.35.

Statement of Significance:

Built in 1935-36 to designs prepared by the Sydney architectural firm Hennessy, Hennessy & Co. in association with R Morton Taylor of Melbourne, the Australasian Catholic Assurance Co Ltd (ACA) Building, 118-126 Queen Street, is of state architectural significance as a large, very fine and substantially externally intact example of the Gothic-influenced Jazz skyscraper mode. Although later than other important examples such as the former G J Coles Building, Bourke Street, or the Manchester Unity Building, the ACA Building is notable for its distinctive detailing, its dramatic form and its facade of rose pink Benedict Stone, a concrete product developed in the 1920s in competition to faience.

History & Description:

The Australasian Catholic Assurance Co Ltd (ACA) Building was designed and constructed in 1935-36 by Hennessy & Hennessy of Sydney and R Morton Taylor of Melbourne, architects in association.¹ The building is of twelve storeys with a two storey central tower. While the facade is one of Melbourne's most distinctive and dramatic Jazz compositions, the rear section adopts a quite different Streamlined Moderne design with strong horizontal emphasis. The facade is faced with pink 'Benedict Stone'² and is articulated by means of a number of stages and bays. The lower three storeys provide a podium above which rise a number of bays separated by moulded pilasters, with a dramatic increase in vertical emphasis. The facade steps back at the ninth storey and again at the eleventh storey, echoing the dramatic setbacks to upper storeys which characterise Manhattan's skyscrapers of the 1920s. All elements of the facade are detailed with Jazz [Art Deco] incised or moulded ornament which clearly reflects the influence of Gothic architecture, illustrating one of the most vital fonts of inspiration for the eclectic Jazz mode and the primary influence upon Jazz skyscraper design in America and elsewhere. Although similar examples of the mode are earlier, such as Harry Norris's former GJ Coles Building, 299-307 Bourke Street (1928-), or Marcus Barlow's Manchester Unity Building, corner Collins and Swanston streets (1932), the ACA building is faced with a different material and is detailed in a far more ornate manner. Indeed, the Jazz mode was on its last legs at the time of its design and construction, giving way to the influence of the Moderne and International styles; the ACA Building should be seen as part of the final flowering of the mode in Melbourne.

In city building exteriors glazed terra cotta cladding was challenged by a concrete product developed in the 1930s as 'Benedict Stone', a cladding block which could be produced in a variety of colours. It was produced in Sydney at the Granville works of Goodlet & Smith, who had entered an agreement in 1927 with Benedict Stone Ltd, USA, by which they were to produce the material under licence, with 15% of profit going to America. By October 1927 it was beginning to be used, and in the next few years it appeared in prominent works like the new offices of the Sun newspaper, and war memorials for Granville RSL, and Blackheath Memorial Park. The local Benedict stone company succumbed to the depression and went into liquidation in 1931, but the product was still being advertised in 1933.³ The Roman Catholic Diocese of Brisbane appears to have acquired the Australian rights, and the material was henceforth manufactured in Brisbane, where it was used for the Shell Building.⁴ It was used especially in the various offices of the Colonial Mutual Life Assurance Co designed by Hennessy & Hennessy. One of the best examples is at 41-49 King William Street, Adelaide, of 1935-6,⁵ and another was built in 1936 at St George's Terrace, Perth, but demolished in 1980.⁶ The use of Benedict Stone in the ACA Building is illustrative of the strong association between the Catholic Church, this new concrete product and the firm of Hennessy & Hennessy.

1 MCC Building Permit 16680, 11.9.35, 'Erection of a building, £95,000, Age, 8 December 1936 [RVIA Press Cuttings 1936, SLV]. Perspective illustration of the newly completed A C A Building for the Catholic Assurance Co Ltd at 120-126 Queen Street, by Hennessy, Hennessy & Co of Sydney in association with R Morton Taylor of 271 Collins Street - cites use of Benedictine Stone [sic]; note also MCC Building Permit v862, 9.10.36, Sunblinds, £70, which would appear to relate to the existing awnings.

2 Not faience, or glazed terracotta, as has been claimed in the various previous analyses of this building.

3 A W Johnson, 'Goodlet and Smith Ltd. Brickworks, Roofing Tile Manufacturers, Cement Works & "Benedict Stone" Manufacturers, Granville, N.S.W. (1886-1982)' (3 vols, major project for Historical Archaeology II [University of Sydney] 1982), p 9.

4 Florence Taylor, *A Pot Pourri of Eastern Asia* (Sydney 1935), p 47.

5 Susan Marsden et al (eds), *Heritage of the City of Adelaide* (Adelaide 1990), p 95.

6 Ian Molyneux, *Looking Around Perth* (East Fremantle [WA] 1981), p 63.

Central City Heritage Study: 1992

Address: 111 - 120 RUSSELL STREET (136 LITTLE COLLINS ST)

Title: RUSSELL STREET TELEPHONE EXCHANGE

Type: POST OFFICE EXCHANGE

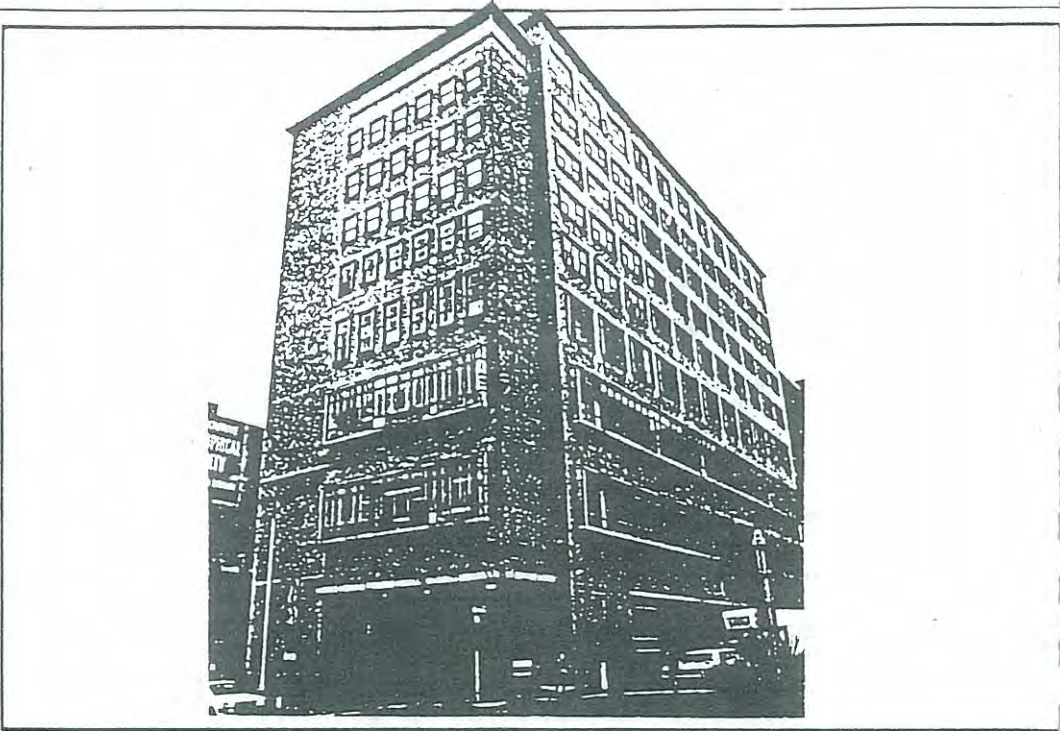
Planning Scheme Grading: A building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No. AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
1900-15	1916-25
1926-39	1940-59
1960-75	1975-



Construction Date: 1948-54
Source: CROSS SECTION APRIL 1954

Construction Materials (if significant):
pink granite columns
cream brick

Significant/Original Design Elements: grillwork, marble finishes to dados, striped floor, door furniture, sculptural bas-relief by Messrs Hammond & Allan.
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: COMMONWEALTH DEPT OF WORKS

Builder: E. A. WATTS

Sympathetic Alterations:

Inappropriate Alterations:
illuminated signs RAM
new aluminium phone booths RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
Project transferred (Commonwealth Dept of Works)

Statement of Significance:

Designed in 1948 by the Commonwealth Department of Works and completed in 1954, the Telephone Exchange and Post-Office at 114-120 Russell Street is of state significance as being the first post-war government building of any size completed after the cessation of hostilities in 1945 and as marking architecturally, the stylistic shift between pre-war and post-war attitudes to the metropolitan public building. The building is also significant as reputedly containing the first air-conditioned postal hall in Australia.

History & Description:

The Telephone Exchange, on the corner of Little Collins and Russell Streets, has been described as the 'first post-war city building of any size'¹ and was unusual in combining its principally utilitarian function with a post-office at ground level. Drawings for the nine-level building had been prepared by the Commonwealth Department of Works in the early 1940s, and the design relates to others located within the city, in particular the Telephone Exchange, in Flinders Lane, near Market Street, c.1954.² The Russell Street building was a victim of post-war austerity and materials restrictions, and was five years in construction,³ with the result that its interlocking cubic design, projecting glazed panels and cream brick seem dated when construction was finally completed in 1954. The builders for this first post-war public building in the city were E.A. Watts.⁴

Inside the ground floor postal hall were marble dadoes and a dashing striped floor, and outside, smart grillwork, stainless steel telephone booths, three massive pink granite columns marking the entry and a bas-relief sculpture by SJ Hammond and GH Allan mounted on the cream brick wall above the footpath. The large expanses of first and second floor glazed panels facing Russell and Little Collins Streets enabled clear views of the machinery of the exchange, a typically modernist conceit for expressing the internal functions of a building. At the same time, with the inclusion of sculpture, stylised Doric columns and marble finishes inside, the Exchange was unusual for its deferment to decoration and ornament in the early 1950s, and must be regarded as a transitional piece, one of the last vestiges of the mannered metropolitan architecture of the 1930s. The building is also one of the very few post-war public buildings to be faced in cream brick. The building was also remarkable for reputedly having the first air-conditioned post office hall in Australia⁵ and consequently air lock entrances and double-glazed windows graced the public space at ground level. In 1956, due to its vantage position on the Russell Hill, the building gained added status by serving as a relay station for the newly arrived television.⁶

In 1992, the post-office function of the building was closed down and access to the postal hall is no longer possible. The stainless steel telephone booths have been removed and two illuminated signs have been applied to the building.

¹*Guide to Victorian Architecture* p 11

²*Cross Section* no 18, April 1954. The Flinders Lane Exchange was also designed by the Commonwealth Department of Works. Contract Price in 1952 £550,000. Builders McDougall & Ireland.

³*Ibid*

⁴"Monument or Re-Birth?" *Architecture and Arts*, November 1954 p 32.

⁵*Ibid* p 33

⁶*Guide to Victorian Architecture* p 11

Central City Heritage Study: 1992

Address: 70 - 10 RUSSELL STREET

Title: TOTAL CARPARK

Type: OFFICES, CARPARK, NIGHT CLUB

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No. AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75 1876-99

1900-15 1916-25

1926-39 1940-59

1960-75 1975+

Construction Date:

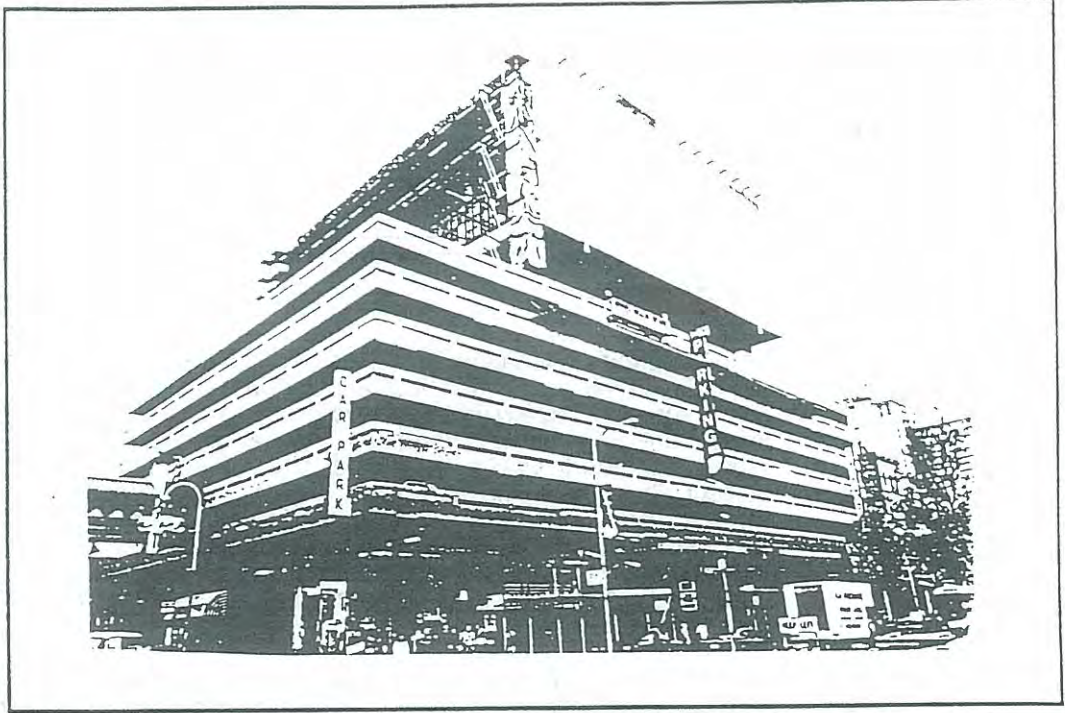
1964-65

Source:

Construction Materials

(if significant)

off-form concrete
curtain wall



Significant/Original Design Elements: *carpark balustrade detail*
cruciform beam cross heads to columns
 Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: BOGLE BANFIELD & ASSOCIATES

Builder: LEIGHTON PTY LTD

Sympathetic Alterations:

Inappropriate Alterations:

AWNINGS	0
PAINTED CONCRETE	0
REFURBISHED INTERIORS	5

0: Re-state as original

S: Re-state sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

distinctive Brutalist design in Melbourne after the manner of Le Corbusier
interests such as Kenzo Tanaka

Statement of Significance:

Designed in 1963 by architects Bogle Banfield and Associates, the Total Carpark, 170-190 Russell Street, is of state significance as being one of the most significant examples of Brutalism in the Japanese manner where off-form concrete was employed in emphatic structural and functional expressions. The mixed-use building with an office block resembling a giant television set supported on cruciform concrete beams above a series of floating parking decks is also significant as possibly being the first building of its type in Australia to combine a multi-storey carpark and a relatively smaller office building above with a picture theatre in its basement.

History & Description:

In June 1963, it was announced that Melbourne was to have a new type of theatre which was to accommodate 675 people and was to be constructed in the basement of a £1 million car park at the south eastern corner of Little Bourke and Russell Streets¹. The cinema was to have a sizeable stage to allow live shows to be staged as well as control windows and positions for cameras to allow live taping of shows for television. It was also anticipated that if drinking regulations were relaxed the theatre could become a night club. Patrons could park their cars in the seven storey carpark above the basement theatre and arrive by lift. At the time it was believed to be the first theatre of its type in Australia². Above the car-park was planned a six storey office block with a series of shops at ground level. The architects for this unusual mixed development were Bogle Banfield and Associates Pty. Ltd.³

The new building was built on the site of the old Savoy Theatre, formerly the Temperance Hall which had been bought by the City Council for £350, 000 and was to be let on a 75 year lease⁴. By September 1964, work had commenced on site. Leighton Pty. Ltd. were the builders, the contract price was £800, 000⁵. Parking spaces for 700 cars were to be provided and the theatre restaurant was to seat 400. The office block above the car park was now to be four storeys. The site was developed by the Savoy Car Park Company, presumably for Ralton Holdings Pty. Ltd. whose prime shareholder was also the principal architect⁶. When in operation under the title of Total House, Total Car Park and Total Theatre and owned by the MCC (of which Gordon Banfield was also a councillor), the major tenant was Lonsdale Properties, a subsidiary of Ralton. Banfield therefore at that time was reputed to have among the largest privately owned property holdings in Melbourne⁷.

Dominating its low rise neighbours with its size and bold separation of floating forms, the Total Car Park is one of the most significant examples in Victoria of Brutalism in the manner employed by prominent Japanese architect Kenzo Tange. The office block sitting atop columns with cruciform beam cross heads is delineated by an all enframing concrete reveal within which is a deeply recessed curtain wall. The cantilevering carpark decks in precast off-form concrete echo the balustrade treatment and direct structural expression of Tange's Kagawa Prefectural Offices, 1958. The overall effect is one of bold shadows and the sharp distinction of each functional form. More than any other multi-storey commercial building in Melbourne, this design achieves the closest empathy with contemporary Japanese Brutalist design. Other local buildings such as the Mid-City Cinema, Bourke Street; MMBW Building; YWCA; and the Cinema Centre, Bourke Street do not compare with this powerful expression of functional forms. Other works by Bogle and Banfield include St. James Church of England, Glen Iris, 1959⁸; Palladium Entertainment Centre, Bourke Street, 1964⁹; and St. Vincent's Private Hospital, Victoria Parade, c.1972¹⁰.

The external condition of the building is not original. The off-form concrete has been painted. The shopfronts have been altered, the diminutive lift lobby and modernist office interiors have been refurbished and flues have been added at roof level. The egg-like carpark cashier's booth has also been removed.

¹"New Type Theatre" *Architecture Today*, June 1963, p.8

²Ibid.

³Ibid. Bernard Joyce was the project architect (confirmed by Joyce Nankivell office, 14.5.93).

⁴"Car Park - with theatre in basement", *Architecture Today*, September 1963, p.7.

⁵"New Picture Theatres", *Building: Lighting: Engineering*, September 1964, p.56.

⁶Graeme Butler, CAD Conservation Study Citation, 1987. Butler also Morsby & Stan McConnell as architects for the fitout of the Savoy Restaurant and NightClub and Bogle Banfield and Associates for the 1974 refitting.

⁷Ibid.

⁸*Cross Section*, October 1959

⁹*Cross Section*, January 1965

¹⁰*Architect*, January-February 1973, p.14

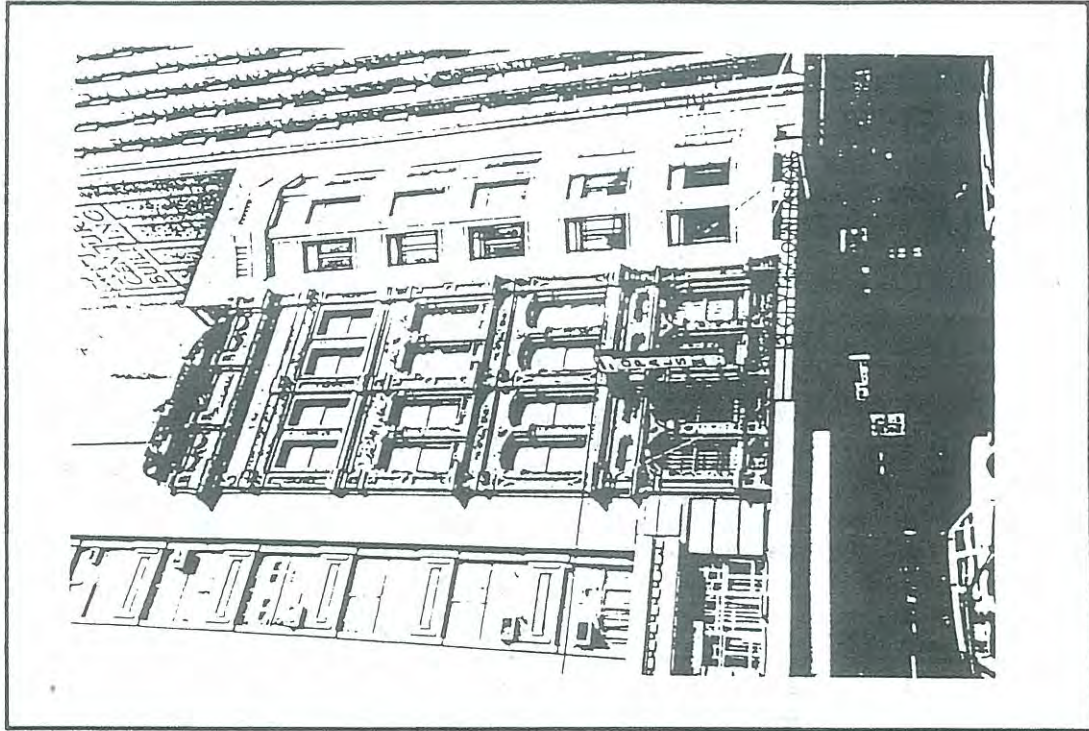
Central City Heritage Study: 1992

Address: 119-121 SWANSTON STREET

Title: TALMA BUILDING (former Buxton's Building) Type: RETAIL/OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
1885
 Source: refer footnotes

Construction/Materials
 (if significant)

Significant/Original Design Elements: musical French roofline / ornate stucco ornament
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: W.S. LAW

Builder: C.H. MARTIN

Sympathetic Alterations:
interior refitted as apartments

Inappropriate Alterations:
signage RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Statement of Significance:

The former Buxton's Building, now known as the Talma Building, is of regional architectural and historical significance. Built in 1885 by C H Martin to designs prepared by W S Law, the new building provided business premises and warehousing for its owner, artistic stationary merchant and gallery proprietor J T Buxton. The result was a fine example of the Italianate design which typified Melbourne's architectural climate in the 1880s, but with overtones of French influence due to its tall pitched slate roof. Buxton's Gallery, conducted on the premises since the building's completion, had historical significance as the site of the famous *9 x 5 Impressionism Exhibition* of 1889 by the members of what has since come to be known as the Heidelberg school, the exhibition generally acknowledged as the forum in which these painters first leapt to public attention and critical acclaim.

History & Description:

The former Buxton's Building, presently known as the Talma Building, is of regional architectural and historical significance. Although the building has in the past been attributed to Nathaniel Billing & Son,¹ it was built in 1885 to designs prepared by W S Law and built by C H Martin.² The result was a fine example of what a contemporary termed 'the Italian style of architecture', typical of Melbourne's architectural climate in the 1880s, but with unmistakable overtones of French influence due to its tall pitched slate roof and the refined foliate complexity of its stucco ornament. In scale, roof form and to a lesser extent detail the former Buxton's Building made a polite response to several large neighbouring buildings. The latter include the Town Hall and the buildings which once stood on the sites of the current City Square and the plaza immediately to the north of the MCC's Administration Building on the east side of Swanston Street. Although some of these buildings have been demolished in recent decades, and while it is by no means one of the largest, most ornate or most imposing of the buildings of Melbourne's Boom years, the former Buxton's Building remains an important contributory building in the heterogeneous Swanston Walk streetscape and a vital foil to the Town Hall.

The new building provided business premises for its owner, artistic stationary merchant and gallery proprietor J T Buxton, listed in the 1886 Sands & McDougall Directory as the 'Artistic Stationary Company - J F Buxton'. Buxton's Gallery, conducted on the premises from the building's completion, has considerable historical significance as the site of the famous *9 x 5 Impressionism Exhibition* of 1889 by the members of what has since come to be known as the Heidelberg school, the exhibition generally acknowledged as the forum in which this important Australian school first leapt to public attention and critical acclaim.³

The external integrity of the building is fair, with the classical statuary which originally adorned it now lost and the original shopfront, verandah and cast iron widow's walk having been replaced with sympathetic modern equivalents. The interior has been completely refurbished.

1 MCC CAD Conservation Study 1985, Citation for 119-121 Swanston Street, attributes the building to Nathaniel Billing & Son and builder James Sutherland, but a review of the Burchett Index indicates that Billing and Sutherland were responsible for a number of contemporary buildings adjacent and to the south of Buxton's Building.

2 *Argus*, 24 January 1885, p 1: W S Law calls tenders for business premises in Swanston Street for Mr J T Buxton; *Argus*, 19 February 1885, p 10: W S Law calls tenders for purchase of buildings for removal at 69 and 71 Swanston Street; *Argus*, 20 August 1885, p 7: 'a remarkably lofty building' in the Italian style of architecture is nearing completion opposite the Town Hall in Swanston Street. It is intended to be used as an art goods warehouse. Mr W S Law is the architect, Mr C H Martin of Port Melbourne is the contractor [description follows]; *Australasian Sketcher*, 21 October 1885, p 163: illustration of Artistic Stationery Company (Buxton's) new premises in Swanston Street opposite the Town Hall, by W S Law.

3 Alan McCulloch, *Encyclopedia of Australian Art*, Hawthorn 1984, vol I, p 326. Tom Roberts is acknowledged as the principal organiser of this event: *ibid*, vol II, p 1033.

Central City Heritage Study: 1992

Address: 248-258 SWANSTON STREET

Title: CURTIN HOUSE (former TATTERSALL'S BUILDING)

Type: RETAIL / OFFICES

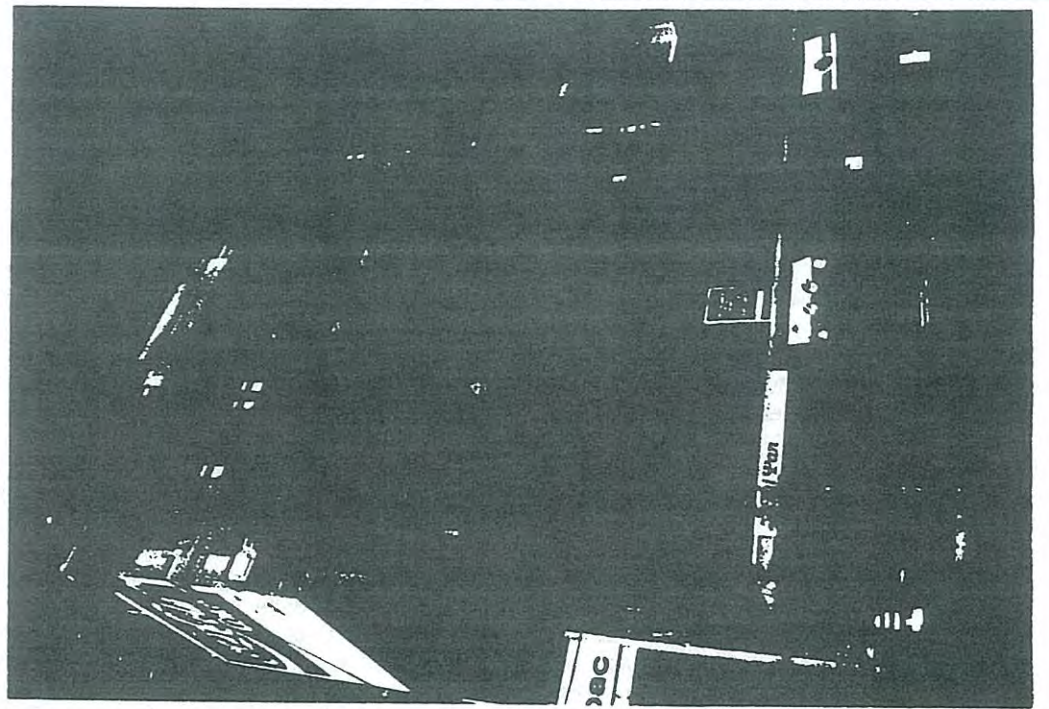
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

<input type="checkbox"/> 1850-75	<input type="checkbox"/> 1876-99
<input type="checkbox"/> 1900-15	<input checked="" type="checkbox"/> 1916-25
<input type="checkbox"/> 1926-39	<input type="checkbox"/> 1940-59
<input type="checkbox"/> 1960-75	<input type="checkbox"/> 1975+



Construction Date:

1921-2

Source: see below*

Construction/Materials

(if significant)

inf. concrete

Significant/Original Design Elements:

Interior integral to significance (lift lobby)

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: HARRY A. NORRIS

Builder THE STEEL FORM SUPPLY CO. P/L

Sympathetic Alterations:

Inappropriate Alterations:

ground floor shops	5

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

* MCC Application No. 3635, 26th September 1921, Valuator's Book, Gipps Ward, 1921-2

Statement of Significance:

Designed by Harry A. Norris and erected in 1921-22, the former Tattersall's Building, now known as Curtin House, is of regional significance as an early example of post WW I commercial architecture in the eclectic Renaissance Palazzo style. Relatively isolated in size and scale, the near-original revival facade is the dominant element in a low-scale commercial streetscape that exhibits similar but more conservative detailing, particularly in adjoining buildings to the south. While comparative to other buildings in the area such as Nicholas House, by Harry Norris, and London Stores, by H.W. & F.B. Tompkins, the design and construction of this building precedes them by a few years. The substantially intact facade continues to maintain a prominent position in the streetscape of Melbourne's major boulevard, now known as Swanston Walk. The building is also notable for its long use as the premises of various clubs, trade associations and unions.

History & Description:

Curtin House, constructed in 1921-22 and formerly known as the Tattersall's Building, is believed to have been the architect Harry A. Norris' first city building. The design used for this building was supposedly prepared at first for A. Nicholas (for whom Norris later designed the Nicholas Building at 37 Swanston Street, Burnham Beeches, and a number of other buildings).¹ The seven storey building with basement was erected instead for the Tattersall's Club for whom two of the six floors above the ground level shops were given over to the club facilities. The four floors above were open plan allowing the maximum flexibility for their use as lettable office space; tenants over the years included other clubs, various unions and trade associations, and film and theatre oriented groups.² For some years the architect Harry A. Norris even maintained a drawing office in the building, as an adjunct to his main office at the Nicholas Building.

The facade was designed in the manner of a Renaissance Palazzo with its division into three horizontal sections; a year or so after its completion the exterior design of the building was described in a small article as 'exceedingly bold'.³ The base section exhibits banded rustication to the first floor level and four shops were placed at street level. The polished black granite surround, marble steps and glazed timber doors at this entrance led to a more modest vestibule containing a single lift encircled by stairs. The second section has been stretched over three floors and is divided vertically by banded pilasters into seven recessed panels punctuated by windows. The two uppermost storeys comprise the third section, or attic level of the building; a heavy cornice supported on decorative brackets caps the building. Above the cornice a plain-faced, stepped centrepiece, once featuring the lettering 'Tattersall's Club', provides the base for a flagpole; although occupied by the Tattersall's Club only until the late 1930's the renaming of the building as Curtin House did not occur until about 1950.⁴

Balconies of various sizes, also supported by decorative brackets, embellish the facade at the first, second and fifth floor levels. These balconies, the variety of decorative brackets, and the use of windows of different shapes and sizes, either deeply recessed in the main wall of the facade or set almost in plane with recessed panels, combine to provide interest and strong modelling to the facade through the effect of light and shadow. The exterior of the facade is near original, with the only major alterations being at street level below the original awning; few fittings and finishes remain except for the polished granite surround and timber door at the entrance.

1 Historical and Architectural Survey of the Central City of Melbourne, Bourke Street East, Area 8 of the survey commissioned by the HBPC, Nigel Lewis, December 1976, p.34
2 Drawings accompanying MCC Permit Application No.3635, lodged 26 September 1921; Sands and McDougall Directories
3 Building, 12 July 1923, p. 135
4 Sands and McDougall Directories 1949-1950

Central City Heritage Study. 1992

Address: 49 - 53 VICTORIA STREET

Title: ROYAL MELBOURNE REGIMENT 6th BATTALION DRILL HALL Type: DRILL HALL

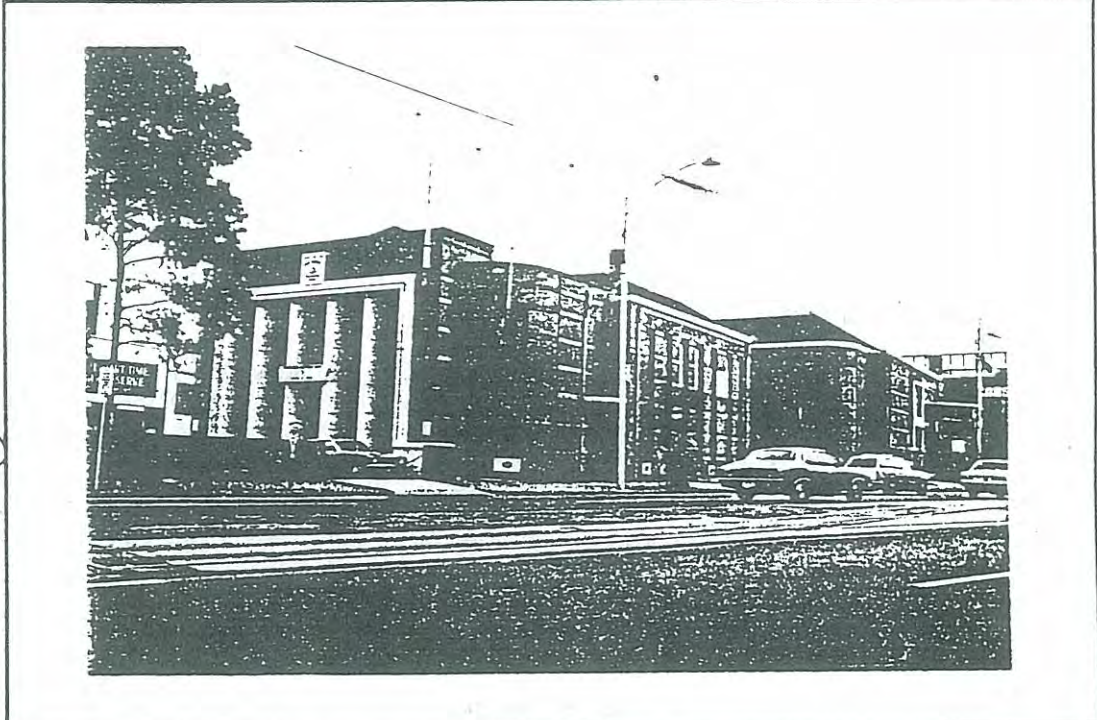
Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99

 1900-15 1916-25

 1926-39 1940-59

 1960-75 1975+



Construction Date: 1937
 Source: (C'wth Archives)

Construction/Materials
 (if significant)
 face brickwork

Significant/Original Design Elements: - entry colonnade/portico
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: C'WTH DEPT. OF WORKS

Builder B.F. VORWERG (20thc. Reg.)

Sympathetic Alterations:

Inappropriate Alterations:

new signage	RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
 Chief Architect of C'wth Dept. of Works: George H. Hallendal.

Statement of Significance:

Built in 1937 to designs prepared by George H Hallendal under Chief Architect for the Commonwealth Department of Works (Department of the Interior), Horace J Mackennal, the Royal Melbourne Regiment 6th Battalion Drill Hall, Victoria Street, Melbourne is of state architectural and historical significance. It is an important example of Commonwealth Moderne architecture of the period, notable in particular for its unusual treatment of the east, principal facade, with its boldly modelled rendered piers, and the finely detailed brickwork, tall narrow windows and associated details of the roughly triangular plan body of the building. It is also a prominently sited example of a military structure designed and built immediately prior to the Second World War and actively used during and after that conflict. The substantially intact condition of the building, both internally and externally, enhances this significance.

History & Description:

The Royal Melbourne Regiment 6th Battalion Drill Hall, Victoria Street, was built in 1937 to designs prepared by George H Hallendal under Chief Architect for the Commonwealth Department of Works (Department of the Interior), Horace J Mackennal.¹ Hallendal also designed drill halls in this period for the site at the corner of William and A'Beckett Streets and in Mildura.² The Victoria Street drill hall replaced a timber Federation 'Orderly Room' on the same site.³

The Victoria Street drill hall is an important Moderne example of Commonwealth architecture of the period, notable especially for its unusual treatment of the east, principal facade, with its boldly modelled rendered piers, and the finely detailed brickwork, alternately square and rounded corners, and narrow steel framed windows of the body of the building. Associated details such as the exterior ventilator grills are also of interest and contribute to the drill hall's considered, decorated character. The exterior is predominantly of red brick, with the two cream courses projecting in every twelve giving a horizontal emphasis to the hall's undulating lines. The pitched roof, largely obscured at the east by a high parapet, is tiled. A low fence with gates at the east front was carefully integrated with the building as part of the original design and is similarly integral to its architectural character and significance. The result identifies strongly in character and detail with the large body of work produced by the Commonwealth in Victoria in this period, especially military buildings such as the Former Army Medical Corps Drill Hall, 249 A'Beckett Street (1938), and public buildings such as the former High Court, Little Bourke Street (1926-35). The design compares favourably with the design qualities and standards of contemporary drill halls,⁴ and this drill hall must be acknowledged as one of a handful of prominently sited, largely intact Moderne buildings of the 1930s in Melbourne. The site, a triangular piece of land bounded by Victoria, Elizabeth and Therry streets, gives rise to a particularly unusual and dynamic form well suited to this stylistic expression.

The Royal Melbourne Regiment 6th Battalion Drill Hall is a prominently sited example of a military structure designed and built immediately prior to the Second World War and actively used during and after that conflict, and remains substantially intact internally and externally. The interior is of considerable interest for its fine detailing and clear illustration of its military use, and this enhances the significance of the building.

- 1 Plans and elevations, 'Royal Melbourne Regiment Infantry Co Drill Hall, Victoria St, Melbourne, held by the Commonwealth of Australia Archives, Drawing Collection, showing Hallendal's signature as draftsman and signed by Mackennal as Works Director for Victoria on 18.9.36.
- 2 Allom Lovell & Associates, 'Former Army Medical Corps Drill Hall, 249 A'Beckett Street, Melbourne: an assessment of the architectural and historical significance', unpublished report, May 1990, p 35.
- 3 Ibid. for an illustration of this earlier structure.
- 4 This is acknowledged *ibid*, p 36; and again in Miles Lewis, 'Army Medical Corps Drill Hall, 362 William Street, Melbourne', unpublished report, 27 September 1988, p 12.

Central City Heritage Study: 1992

Address: 130 - 148 WILLIAM STREET (505-23 BOURKE ST)

Title: BHP HOUSE

Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction Date:

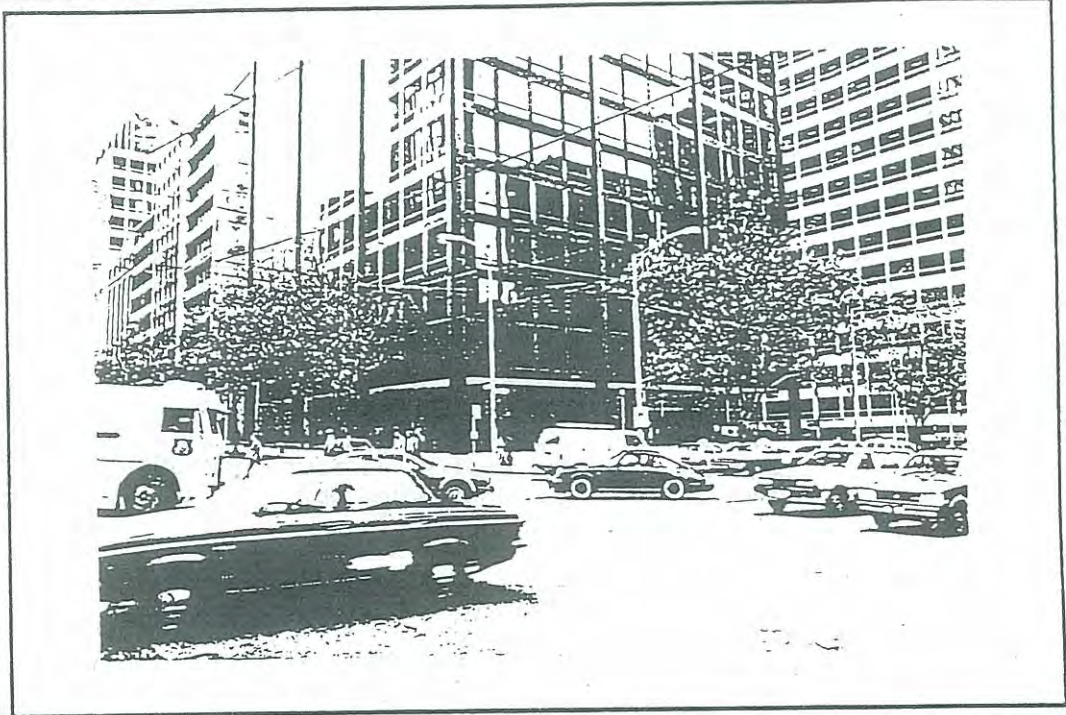
1970-73

Source: Zotic Reg. 80, p. 41.

Construction/Materials

(if significant)

Black painted steel



Significant/Original Design Elements:

Ramped/stepped podium - clever disabled access

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: YUNCKEN FREEMAN

Builder: E.A. WATTS.

Sympathetic Alterations:

New stone signage (free standing) on William St. steps.

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

Victorian Architecture Awards, Bronze Medal 1975.

Statement of Significance:

Completed in 1972 BHP House is of state significance as one of the most sophisticated and successful examples of the freestanding international modern commercial tower in Victoria. Designed by Yuncken Freeman Architects and drawing its design aesthetic from the contemporary work of America's Skidmore Owings & Merrill, BHP House displays a large proportion of its steel structure on the outside face of the building rather than having it concealed behind a curtain wall. The resulting skeletal structural expression was at the time of its completion acutely appropriate for the headquarters of Australia's major steel producer.

BHP House is the most prominently sited and well known of a small group of commercial towers which together comprise Victoria's most significant post-war commercial precinct and at forty storeys was the tallest commercial building in Victoria when completed. It remains largely intact in terms of its exterior, ground floor, lobby spaces and upper offices. It received an Award of Merit in the Victorian Architecture Awards for 1973 and the highly prized Bronze Medal in 1975.

History & Description:

BHP House was designed by Yuncken Freeman Architects (Barry Patten partner in charge¹) on behalf of Broken Hill Proprietary Limited. The project was announced in 1969² as a \$16 million 500 feet high 41 level headquarters tower and was to be located on the site of the Menzies Hotel at the corner of William and Bourke Streets, Melbourne. It was also to be Melbourne's tallest building and the second tallest in Australia, and the tallest steel framed building in Australia³. Another innovative feature of the building was that BHP House was to become the first office building in Australia to use a "total energy concept" - including generation of its own electricity using heat from natural gas⁴. Completed in 1972, the building clearly showed the influence of the contemporary work of America's Skidmore Owings and Merrill in buildings such as their John Hancock Centre, Chicago (1968)⁵. This relationship was evident through the striking expression of the structural steel frame on the exterior of the building and the use of a two-storey triangular bracing motif at intermediate levels. The Chicago office of Skidmore Owings and Merrill were cited as "Structural Consultants" for the commission⁶. Mechanical Consultants were Ross and Barruzzini, St. Louis, USA⁷.

BHP was incorporated in Melbourne in the mid-1880s in order to pursue silver, lead and zinc mining in western New South Wales. From 1915, the company undertook steel production at their plant in Newcastle, and from 1935, it secured the market as Australia's only steel producer. A move into the gas and oil industries through involvement in Bass Strait in the 1960s and 1970s further expanded the company's interests within the natural resource sector and consolidated BHP's position as Australia's largest public company⁸.

BHP House is a tall freestanding commercial tower. Elegant and restrained in its external detailing, it combines black painted welded steel cladding with dark smoked glass. The overall effect is a Miesian minimalism enriched by the external graphic statement in steel of the structural frame and two-storey diagonal bracing within. The diagonal bracing around the lower, middle and upper plant room levels of the tower was required to restrain movement due to wind loading and distribute the loads evenly throughout the building⁹. Though giving the appearance of an entirely steel building, the skin of welded steel conceals two inches of concrete which houses and fire-protects the structural steel columns, beams and diagonal trusses¹⁰. The ground floor is given a greater degree of transparency in order to emphasise its skeletal design and openly display the fine art adorning the granite clad lift core. This also gives the impression that the building as a whole is lifted clear of the ground, a much favoured modernist conceit. The building remains generally original externally and is original in most internal concourse and lobby areas.

BHP House was the third in a trio of fine commercial towers designed by Yuncken Freeman Architects in this area, including Eagle House (1970-71), and the former Estates House (c 1970). It was also complementary in period, scale and expression to the Shell (1958) and AMP (1963-65) Houses opposite. This precinct remains the most significant and striking in Victoria in terms of post-war commercial towers despite the demolition of Shell House in 1992. Despite mixed views within the profession at the time¹¹, BHP House received an Award of Merit in the Victorian Architecture Awards for 1973, and the profession's highly prized Bronze Medal in 1975¹².

¹ "The Top Corner" *Architect*, May-June 1969, p.12; "The 1975 merit row: where it's at or where it should be" *Architecture in Australia*, December 1975, p.51.

² "Forecast" *Architect*, May-June 1969, p.13; *Cross Section*, No. 201, July 1969, p.3.

³ "Melbourne's tallest" *Architecture Today*, May 1969, p.6.

⁴ *Ibid*.

⁵ John Bambach, "New horizons seen in building with steel" *Building*, December 1970, p.9.

⁶ "Multi-Storey office buildings enter new era in Victoria" *Building*, July 1969, p.14.

⁷ *Ibid*.

⁸

⁹ *Cross Section*, No. 201, July 1969, p.3.

¹⁰ "Influence of Mies van der Rohe in Australia" *Building Ideas*, December 1970, p.18.

¹¹ "Borland on BHP" *Architect*, March-April 1973, pp.11-12; "The 1975 merit row: where it's at or where it should be" *Architecture in Australia*, December 1975, p.51.

¹² "Architecture Awards 1975" *Building*, 1 November 1975, p.12.

Central City Heritage Study: 1992

Address: QUEENSBRIDGE STREET, PARLIAMENT RIVER

Title: QUEENS BRIDGE

Type: BRIDGE

Planning Scheme Grading: A building B' building C' building

Heritage Status: Proposed HBR HBR No. 138 AHC Notable NTA

Conservation Plan Prepared: yes Date & Source:

Period:

1850-75	1876-99
	<input checked="" type="checkbox"/>
1900-15	1916-25
1926-39	1940-59
1960-75	1975-

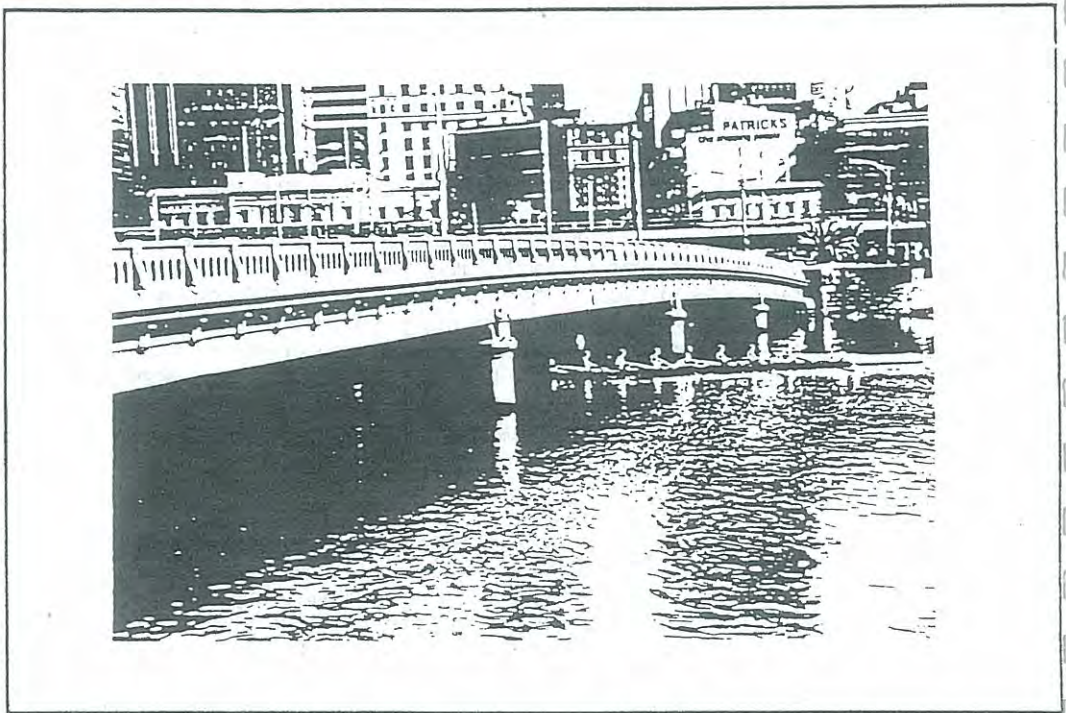
Construction Date:

1887-90

Source:

Construction Materials

(if significant)
*flat iron plate
 arch,
 basalt & stonell
 freestone abutments*



Significant/Original Design Elements:

*balustrading & inverted foliated consoles beneath
 submerged dove column supports*

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: (DESIGN ENGINEER) FREDERICK M. HYNES

Builder DAVID MUNRO

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstare as original

S: Reinstare sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

Statement of Significance:

Queens Bridge, erected in 1887-90, is of state significance as one of Melbourne's oldest bridges remaining in use, for its association with its prominent builder, engineer and speculator David Munro, contractor for both the Princes Bridge (1886-88) and the Sandridge Railway Bridge (1886), and for its elegant composition by Frederick M. Hynes, Chief Design Engineer for the Harbour Jetties and Coast Works Department of the Public Works Department. The design of the flat arch of the iron plate bridge which is supported by eight iron cylinders filled with concrete that resemble a row of massive submerged doric columns reflects the minimal rise and fall of the Yarra River. The balustrade and bridge itself are detailed to appear as a giant curving entablature.

History & Description:

Queens Bridge replaced the timber 'Falls Bridge' constructed in 1860 which did not carry vehicular traffic.¹ The widening of Princes Bridge in 1886 had not been sufficient to cope with the increased pressure of vehicular traffic to the rapidly growing areas south of the Yarra, hence this more substantial bridge was constructed in 1887-90.² The pressure was in fact so great that a temporary bridge costing £3,385 was built to carry traffic during construction.³ Under the auspices of the Public Works Department, plans for the bridge were prepared by Frederick M. Hynes, Chief Design Engineer for the 'Harbour Jetties and Coast Works Department'.⁴ This design was chosen in favour of a swing bridge proposed by Mr John Reilly.⁵ The contract was let to the firm of prominent contractor, engineer and speculator David Munro⁶ for £44,242. Munro was contractor for both the nearby Princes Bridge (1886-88) and the Sandridge Railway Bridge (1886). Officially opened on 18 April 1890 by the Governor, Lord Hopetoun, the bridge was named to honour Queen Victoria.⁷

The flat iron plate arch design is supported in a similar manner to the Sandridge Rail Bridge by eight iron cylinders filled with concrete, the capital detail visible giving them the appearance of submerged doric columns. The abutments are built in basalt and Stawell freestone. The bridge has ornamental balustrading and a series of inverted foliated consoles beneath the balustrading. The flat arch of the bridge reflects the minimal rise and fall of the Yarra River and the balustrade and bridge itself are detailed to appear as a giant curving entablature.

Queens Bridge is one of Melbourne's oldest bridges remaining in use. It is intact and in good condition.

-
- 1 C Seddons & B. Burr, "Bridges of the Lower Yarra", History of Architecture Research Essay, University of Melbourne, Department of Architecture, 1961. G. Butler, South Bank Architectural and Historical Study, vol. 1, September 1982, p 41
 - 2 Allom Lovell Sanderson Pty Ltd., South Melbourne Urban Conservation Study, vol 2, 1987
 - 3 Seddons & Burr, loc.cit.
 - 4 SMUCS, loc.cit.
 - 5 Seddons & Burr, loc.cit.
 - 6 D Pike (ed.), *Australian Dictionary of Biography*, Melbourne 1968 pp 311-312.
 - 7 SMUCS loc.cit.

Central City Heritage Study: 1992

Address: SWANSTON STREET / ST. KILDA ROAD

Title: PRINCES BRIDGE

Type: BRIDGE

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

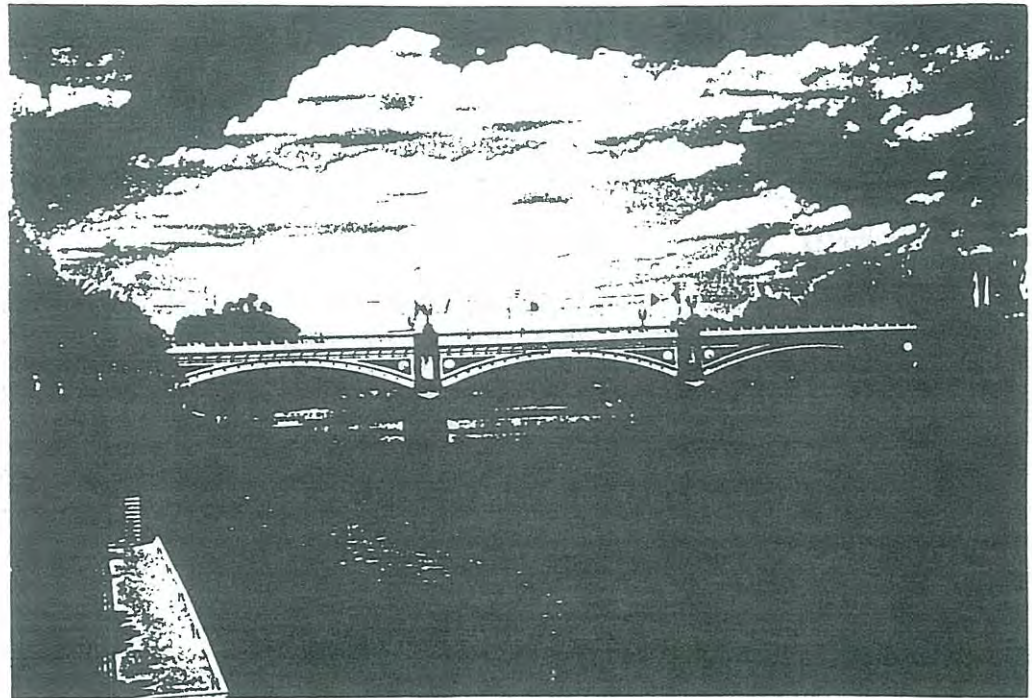
Conservation Plan Prepared: ~~yes~~/no

Date & Source:

(NT 2238)

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

1886 - 88

Source:

Construction/Materials

(if significant)

Significant/Original Design Elements:

decorative spandrels with coats of arms of various donating councils.

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: (DESIGNERS) JENKINS GRAINGER & DEBRO

Builder DAVID MUNRO & CO.

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- help standards.

Statement of Significance:

Built between 1886 and 1888 to a competition winning design in 1879 by the firm of Jenkins, Grainger and D'Ebro, Princes Bridge is of State significance as Melbourne's oldest and grandest bridge. Its construction was the third at this point of the river and replaced the 1850 single span stone bridge. The bridge's expanded width was caused not only by the widening of the Yarra River to lessen the possibility of flooding to the low lying areas of South Melbourne but also to accommodate and facilitate increased traffic between the rapidly developing southern suburbs and the city, and the development of St. Kilda Road as Melbourne's premier boulevard. This is evident by the joint financing of Princes Bridge by the Victorian Government and the Melbourne Corporation with the remainder provided by the municipalities of South Melbourne, Prahran, St. Kilda, Brighton, Caulfield and Moorabbin. Their respective coats of arms were incorporated into the ornamentation of the bridge spandrels. The mouldings and balustrading along the top of the bridge and the lamp standards crowning the giant half columns complete this collective and practical monument to the 19th century expansion of metropolitan Melbourne.

History & Description:

Built between 1886-1888 for a cost of £145,782, Princes Bridge is the third to be constructed at this point of the Yarra at Swanston Street.¹ It replaced an earlier single span bridge designed by David Lennox (1850) and the first, a 4.9 metres (17 feet) wide timber bridge built for £530 in 1845 by the Melbourne Bridge Company.²

The design, said to be similar in appearance to Blackfriars Bridge in London³, was the winning entry in a design competition in 1879, by the firm of Jenkins, Grainger & D'Ebro.⁴ Constructed by the firm David Munro & Co., Munro himself said at the laying of the foundation stone on 7 September 1886, "The reasons which have lead to its erection in lieu of the handsome stone structure which has been removed to give it place are unmistakable proof of energy and progress."⁵ The new bridge with its expanded width of 28.5 metres (99 feet) and 112.3 metres (390 feet) in length was necessary to accommodate the widening of the river from 130 feet to 316 feet along this particular stretch. The widening was aimed at lessening the possibility of flooding which had proved so damaging to the low lying areas of South Melbourne. Additionally, the one way function of the 1850s bridge, facilitating the flow of gold diggers from the ships at Hobsons' Bay to the Goldfields was now diminished, and communication between the rapidly developing southern suburbs and the city was of much greater importance. This is evident in the financing of the new bridge: two thirds of the costs of construction were shared by the Victorian Government and Melbourne Corporation with the remainder provided by South Melbourne, Prahran, St Kilda, Brighton, Caulfield, Malvern and Moorabbin Municipalities.⁶ The spandrels are ornamented with the coats-of-arms of the various municipalities who contributed.

With a span of 28.8 metres (100 feet) the three segmental arches of the bridge rest on squat half columns supported by giant piers, contrasting with the more delicate iron girder piers and decorative spandrels along its length. The stone used for the arches is a combination of bluestone from Footscray, granite from Harcourt and lighter basalt from Malmsbury.⁷ The bridge was officially opened on 4 October 1888, maintaining the title Princes Bridge bestowed upon its predecessor by Governor La Trobe in honour of the Prince of Wales, later Edward VII.⁸

- 1 Road Bridges in the City of Melbourne, Melbourne City Council City Engineer's Department, 1980, p15.1.
- 2 W. H. Newnham, *Melbourne . The Biography of a City*, pp 115- 116.
- 3 C. Daley, *The History of South Melbourne*, p 146.
- 4 *Victoria - The First Century*, Centenary Celebration Council (Victoria). Historical Sub-committee. p 360.
- 5 *The Argus*, 8 September 1886, p 10.
- 6 Daley, loc. cit.
- 7 *ibid.*
- 8 *ibid.*

Central City Heritage Study. 1992

Address: YARRA RIVER (B/H SWANSTON & QUEENSBIDGE STREETS)

Title: SANDRIDGE RAIL BRIDGE

Type: RAIL BRIDGE

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No. (994) AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>

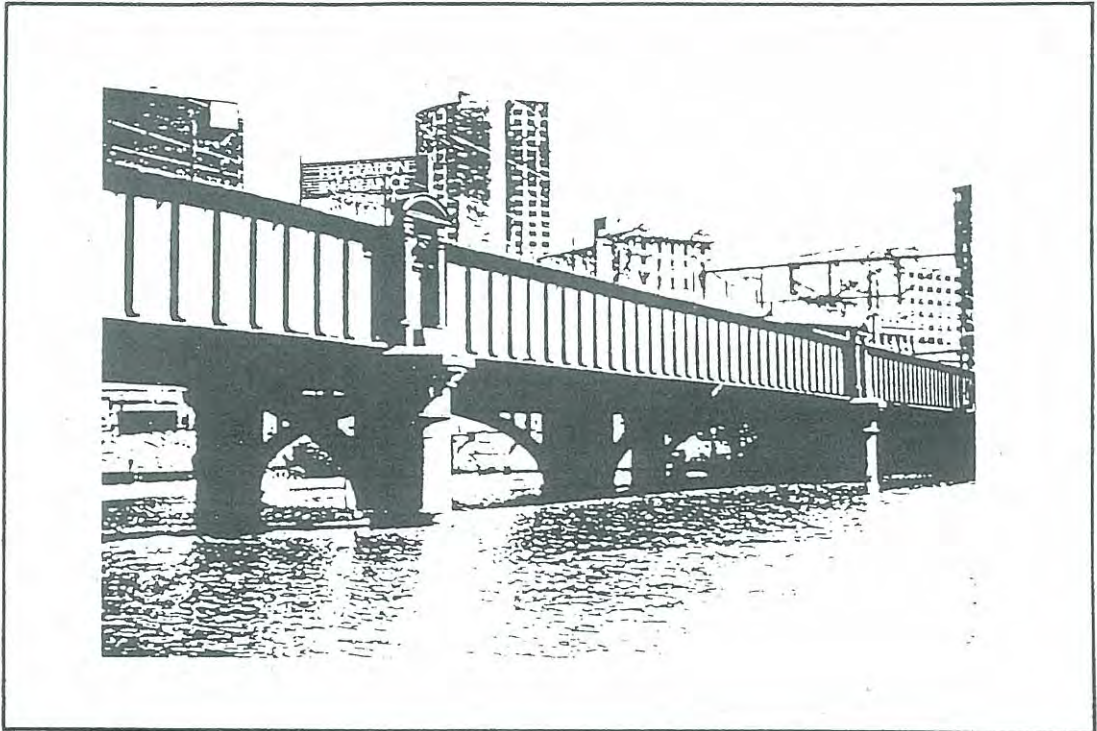
Construction Date:

1886-88

Source:

Construction Materials
(significant)

steel girders
iron columns



Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder DAVID MUNRO & CO.

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- viaduct demolished 1993.
- no longer used as rail bridge.

Statement of Significance:

Built in 1886-1888, the former Sandridge Rail Bridge is of State significance as a major (and possibly the earliest) example of the use of steel bridge girders in the Victorian railway system, as an example of the work of David Munro, the notable engineer, contractor and speculator who was also responsible for the construction of Queens and Princes Bridges, and as a surviving piece of the important rail link to St Kilda and more importantly Port Melbourne, the gateway to the State for thousands of post-war migrants. Similar in design to Queens Bridge, hollow iron columns which resemble massive submerged Doric columns are filled with concrete and support the deep steel plate girders and cross girders. The diagonal alignment of the bridge and the consequent oblique angle of the arched braces to its axis provides an unusually clear view of the bridge structure from the river bank, and accentuates the robust image of this piece of 19th century railway engineering.

History & Description:

Constructed 1886-88, the Sandridge Rail bridge is the third to be constructed at this location, replacing earlier timber structures built in 1854 and 1858 respectively.¹

Chaotic transport conditions between Hobson's Bay and central Melbourne and the urgency with which these problems needed to be addressed subsequent to the discovery of gold in 1851, were the prime motivations for the erection of this bridge. The Melbourne & Hobson's Bay Railway Company formed in 1852 gained Parliamentary approval for the 3.6 km rail link between Flinders Street and Sandridge Beach in January 1853.² The relative positions of Melbourne and Sandridge and the shape of the area at Flinders Street reserved for the terminus, determined the railway lines' oblique path over the river. The exact point of the crossing was determined by The Falls - a series of rocky barriers that extended across the river at Queens Street. Flood management of the river subsequently caused their removal. The Falls marked the furthest downstream point at which the bridge could be built without interference to shipping.

The Sandridge Rail bridge was designed by the Victorian Railways Department and its construction contract was let to David Munro & Co.³ who was also responsible for the construction of Queens and Princes Bridges. The new design upgraded the number of lines from two to four necessitating a more substantial structure. Hollow iron columns filled with concrete which are ornamented to appear as giant submerged Doric columns support the steel plate girders and cross girders. The columns in groups of three are set parallel to the stream flow, with each pier having an ornamental cast iron pediment standing above the top flanges of the girders. The steel girders are supported by bluestone and brick buttresses, and on the south side the structure was continued as a brickwork viaduct which was demolished in 1993.

1 D. Moloney & C. Sagazio, "The Port Melbourne and St Kilda Railway Lines." *Historic Environment*, vol 6, no. 4, 1988, p 6.
2 L. J. Hamgan, *Victorian Railways to '62* p 40.
3 Moloney & Sagazio, *loc. cit.*

APPENDIX FIVE

**Building Identification Sheets for
Buildings not previously graded**

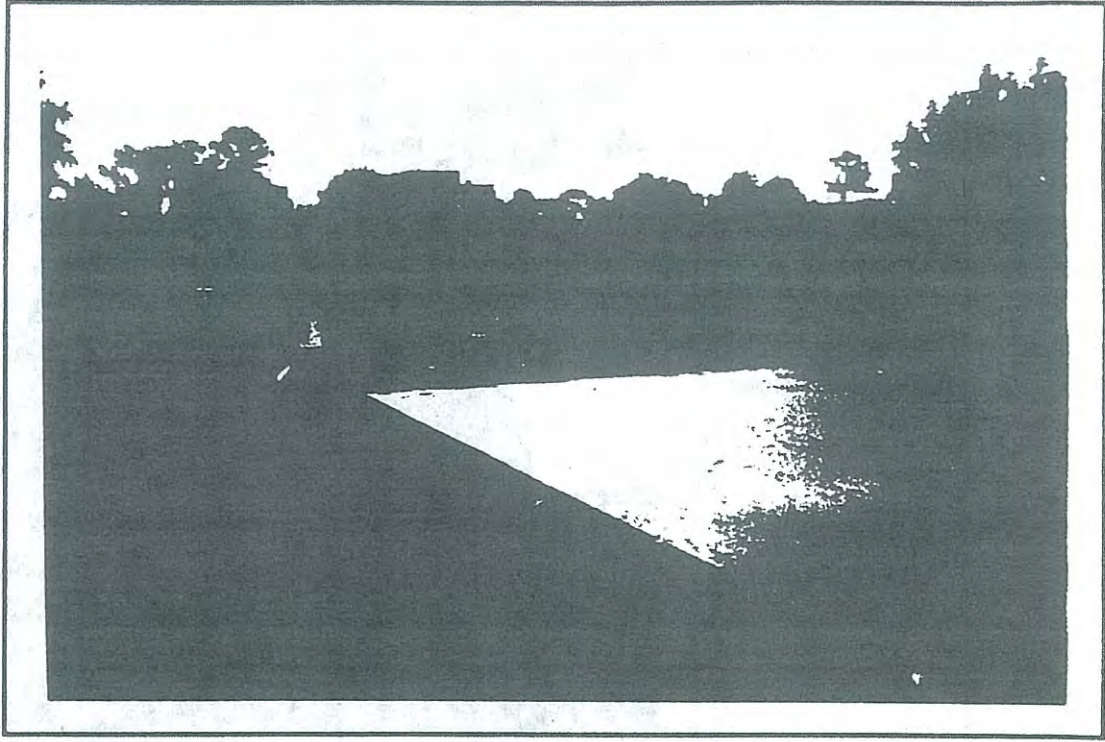
Central City Heritage Study: 1992

Address: 383 ALBERT STREET

Title: ROMAN CATHOLIC DIOCESAN CENTRE Type: OFFICES/INSTITUTIONAL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 Source:

Construction/Materials
 (if significant)
 exposed aggrec.
 to precast
 panels.

Significant/Original Design Elements: fountains/pools/landscaping/circular courtyard
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: YUNCKEN FREEMAN

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinststate as original S: Reinststate sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
 - sympathetic neighbor to St. Patrick's Cathedral
 - important meeting of landscape/architecture & urban design.

Central City Heritage Study: 1992

Address: 23 BENNETT'S LANE

Title:

Type: WAREHOUSE

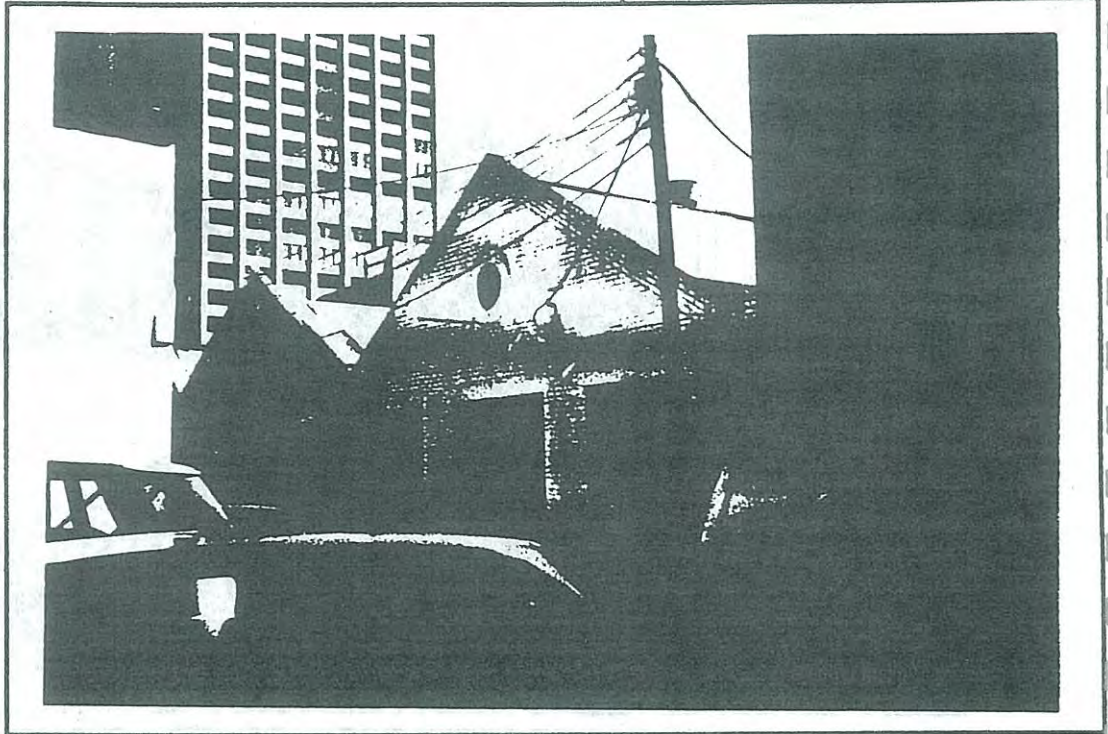
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no (no) Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

Painted brickwork

RAM

O: Reinststate as original

S: Reinststate sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

Central City Heritage Study. 1992

Address: 25 BENNETT'S LANE

Title:

Type: WAREHOUSE

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75 1876-99

1900-15 1916-25

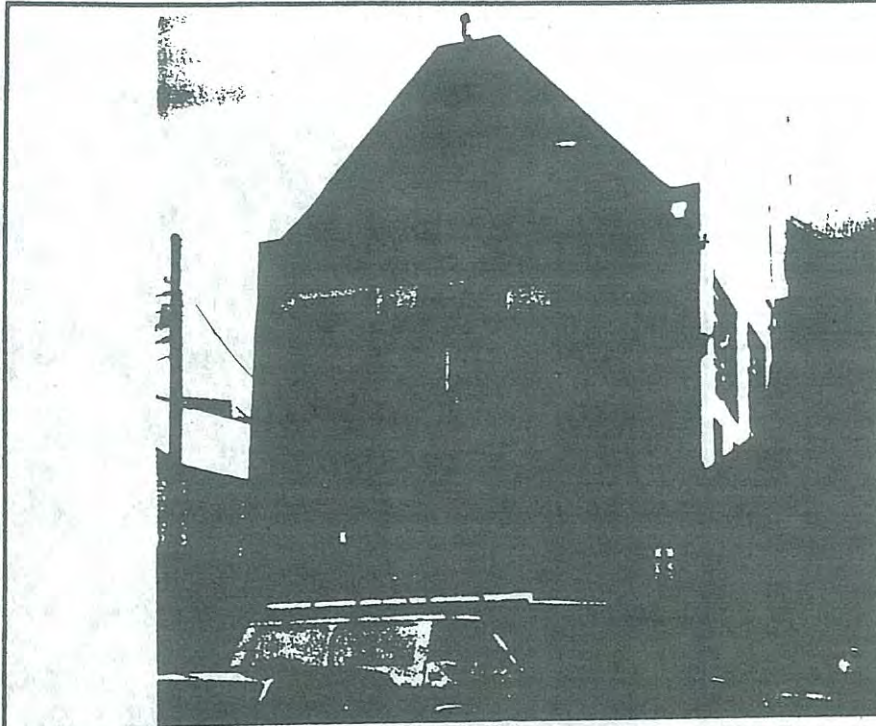
1926-39 1940-59

1960-75 1975+

Construction Date:

Source:

Construction/Materials
(if significant)



Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

<i>painting</i>	S
<i>blocked in windows</i>	RAM
<i>loss of detail</i>	S

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

Central City Heritage Study: 1992

Address: 202 BOURKE STREET

Title:

Type: RETAIL

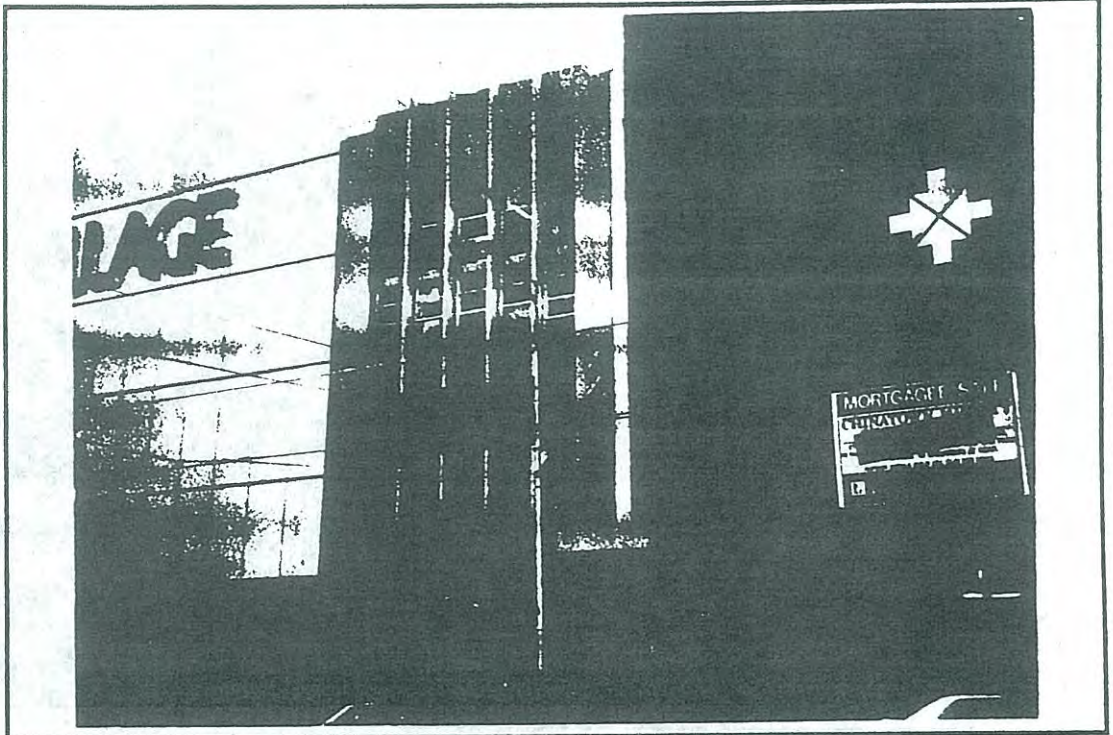
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-35	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements: *modern detail/vertical fins*

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

<i>modern shopfront</i>	<i>S</i>
<i>painted spandrels to 2nd floor</i>	<i>RAM</i>

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

Central City Heritage Study. 1992

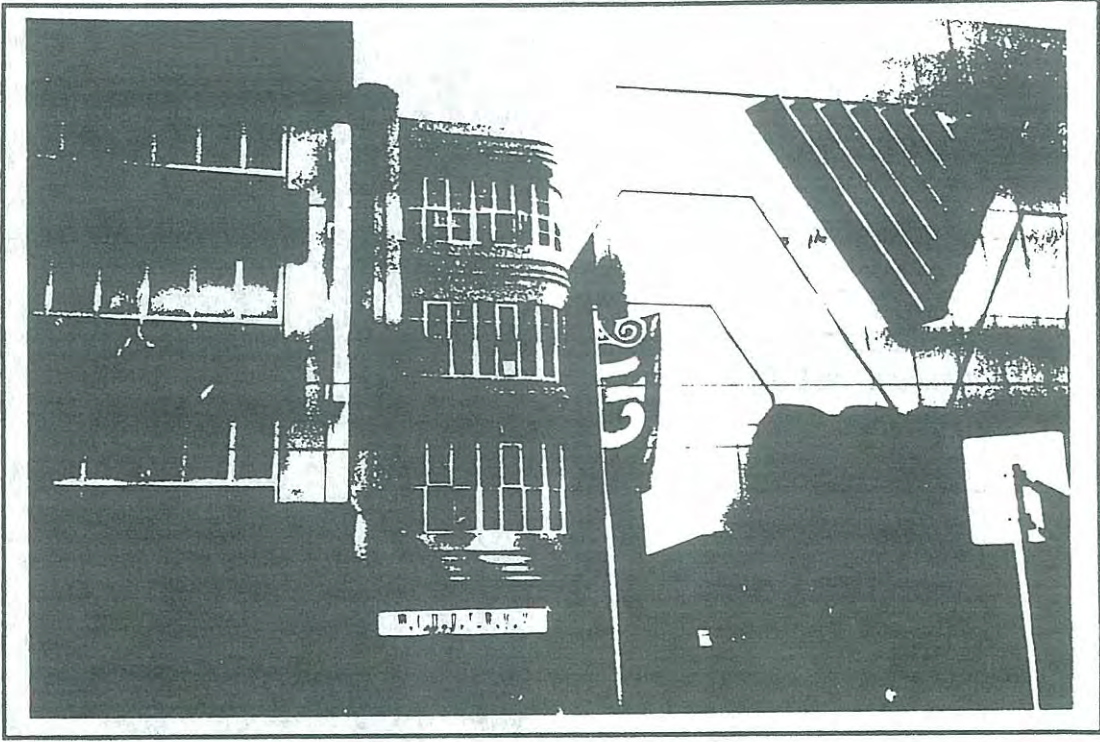
Address: 220 BOVEKE STREET

Title: MINOTAVR Type: OFFICES/RETAIL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source:

Construction/Materials
(if significant)
steel framed windows
ceMENT render

Significant/Original Design Elements: *-horizontal & vertical streamlining of rendered surface.*
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

<i>MODERN SHOPFRONT AT GROUND LEVEL</i>	<i>S</i>

O: Reinstale as original S: Reinstale sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
- small scale version of Mitchell House
- contributes to streetscape of notable inter-war commercial buildings.

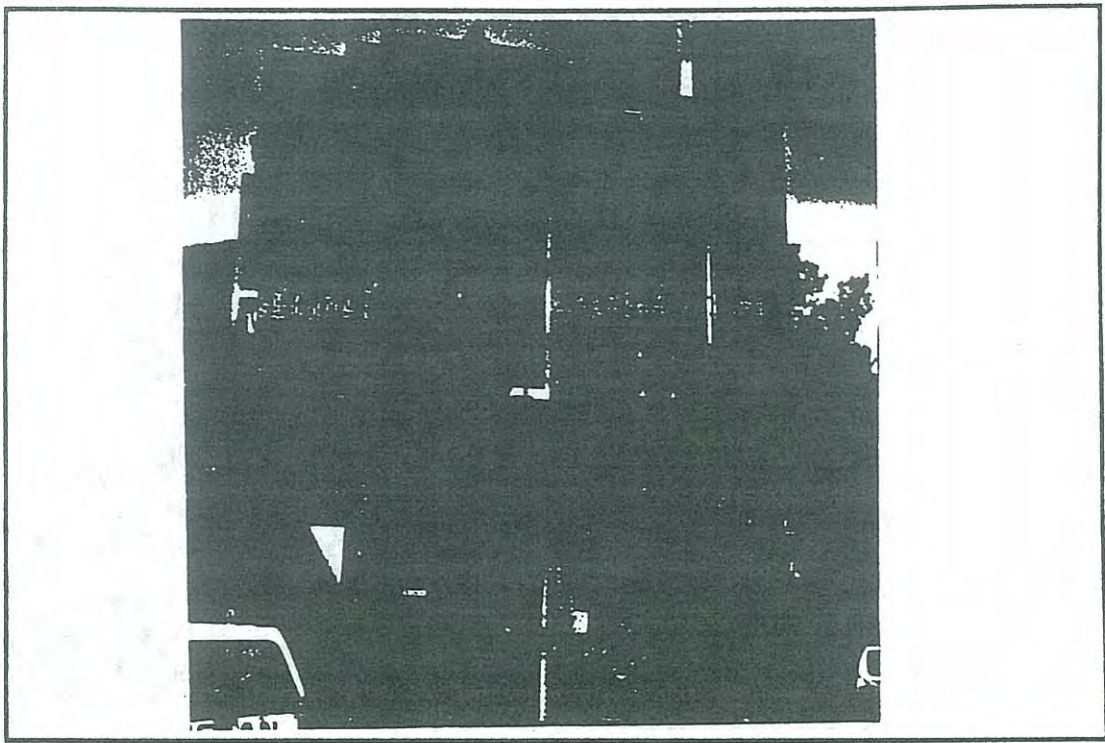
Central City heritage study: 1992

Address: BOWEN STREET (REAR)

Title: _____ Type: SUBSTATION

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source: _____

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 Source: _____

Construction/Materials
 (if significant)

Significant/Original Design Elements: red brick / ornamental brick parapet
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder _____

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original **S:** Reinstatement sympathetic alternative to the original **RAM:** Remove by approved method

Other Comments:

Central City Heritage Study. 1992

Address: 15 COLLINS STREET

Title:

Type: RETAIL/RESIDENTIAL

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75 1876-99

1900-15 1916-25

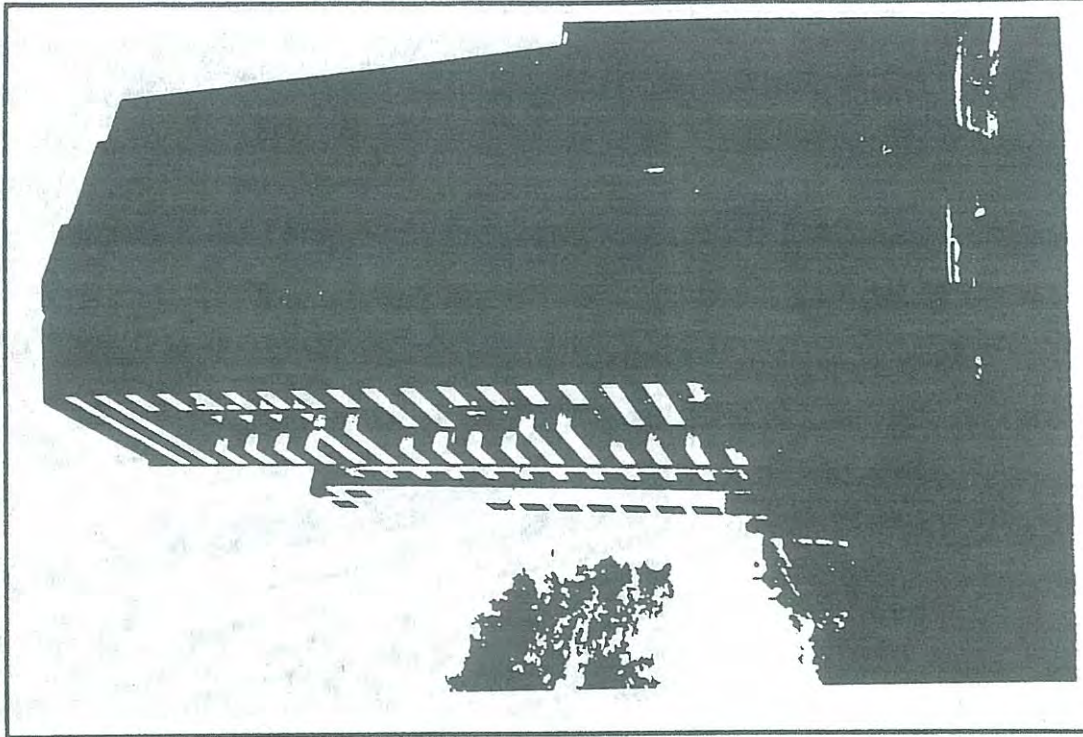
1926-39 1940-59

1960-75 1975+

Construction Date:

Source:

Construction/Materials
(if significant)



Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

initial scheme possibly by Ray Grounds (architect).

Central City Heritage Study. 1992

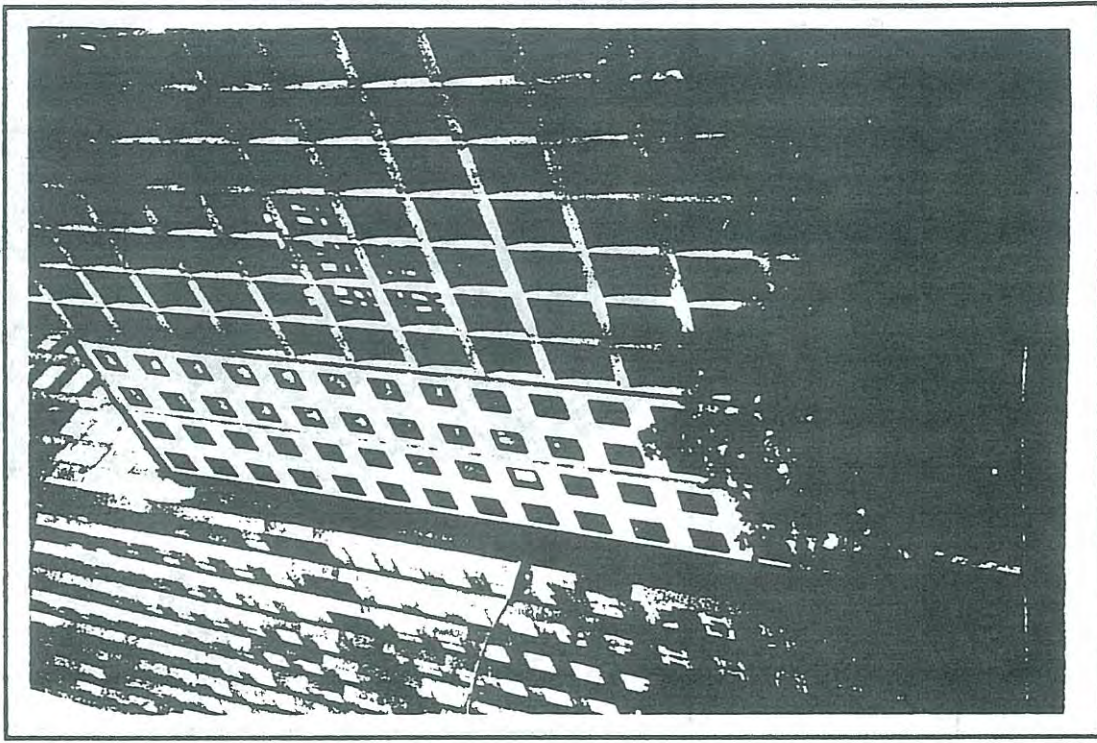
Address: 356 COLLINS STREET

Title: former P. & O. BUILDING Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input checked="" type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source:

Construction/Materials
(if significant)
marble facing
to exterior

Significant/Original Design Elements: marble/stone facing
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: BEST OVEREND & ASSOC.

Builder

Sympathetic Alterations:

Inappropriate Alterations:
 ground floor glazed lobby/base 0

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
 largest work by Best Overend in CAT.

Central City Heritage Study. 1992

Address: 27 DUDLEY STREET

Title: METAL MERCHANT

Type: WAREHOUSE/RETAIL

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75 1876-99

1900-15 1916-25

1926-39 1940-59

1960-75 1975+



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements: *concrete render details / parapet & pilasters.*

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

<i>multi-paned windows</i>	<i>S</i>
<i>new entry doors</i>	<i>S</i>

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

Central City Heritage Study. 1992

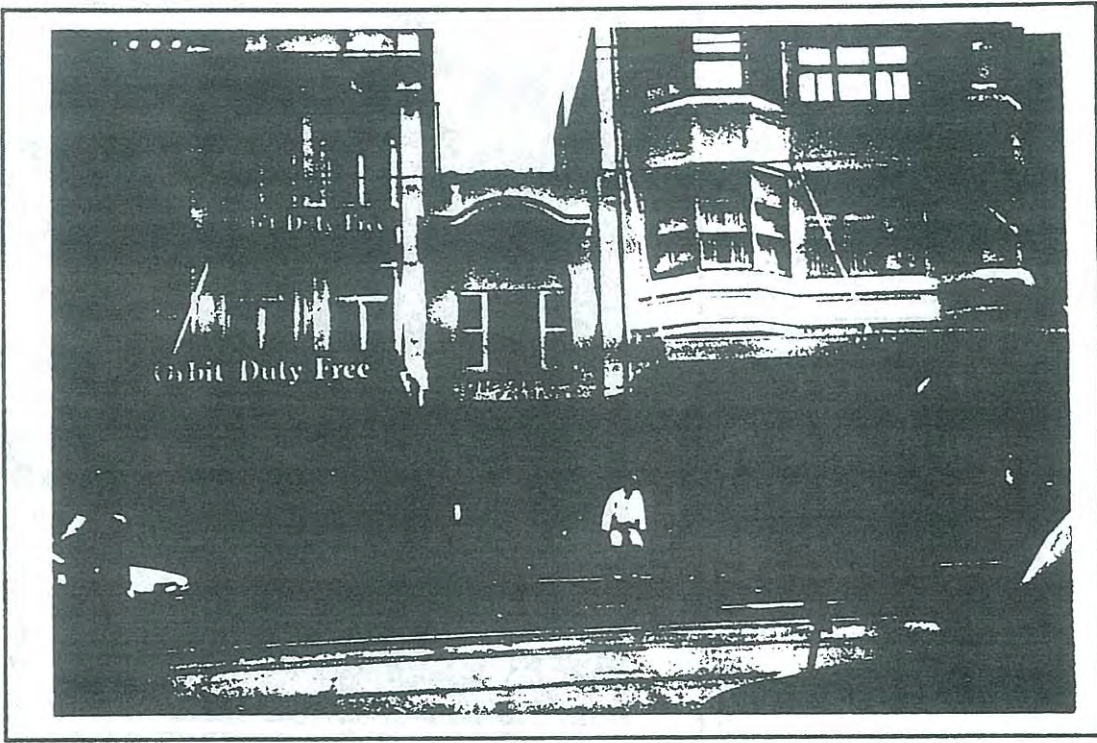
Address: 263 ELIZABETH STREET

Title: _____ Type: RETAIL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
 Source: _____

Construction/Materials
 (if significant)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder:

Sympathetic Alterations:

Inappropriate Alterations:
painting of facade
modern shopfront
 S
 RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

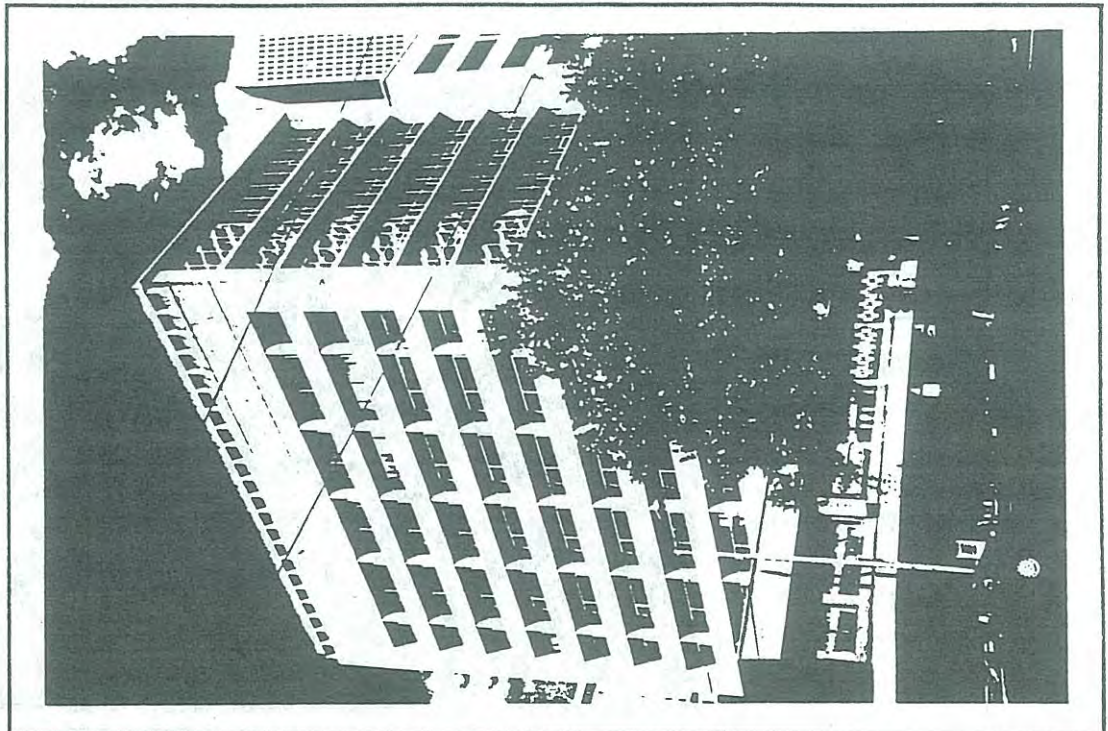
Central City Heritage Study: 1992

Address: 136 - 144 EXHIBITION STREET

Title: former C.A.A. BUILDING Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 c. 1975
 Source:

Construction/Materials
 (if significant)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: MCINTYRE PARTNERSHIP

Builder

Sympathetic Alterations:

Inappropriate Alterations:
 - mirrored glass to upper floors O
 - alterations at ground level S

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study. 1992

Address: 229 EXHIBITION STREET

Title:

Type: RETAIL

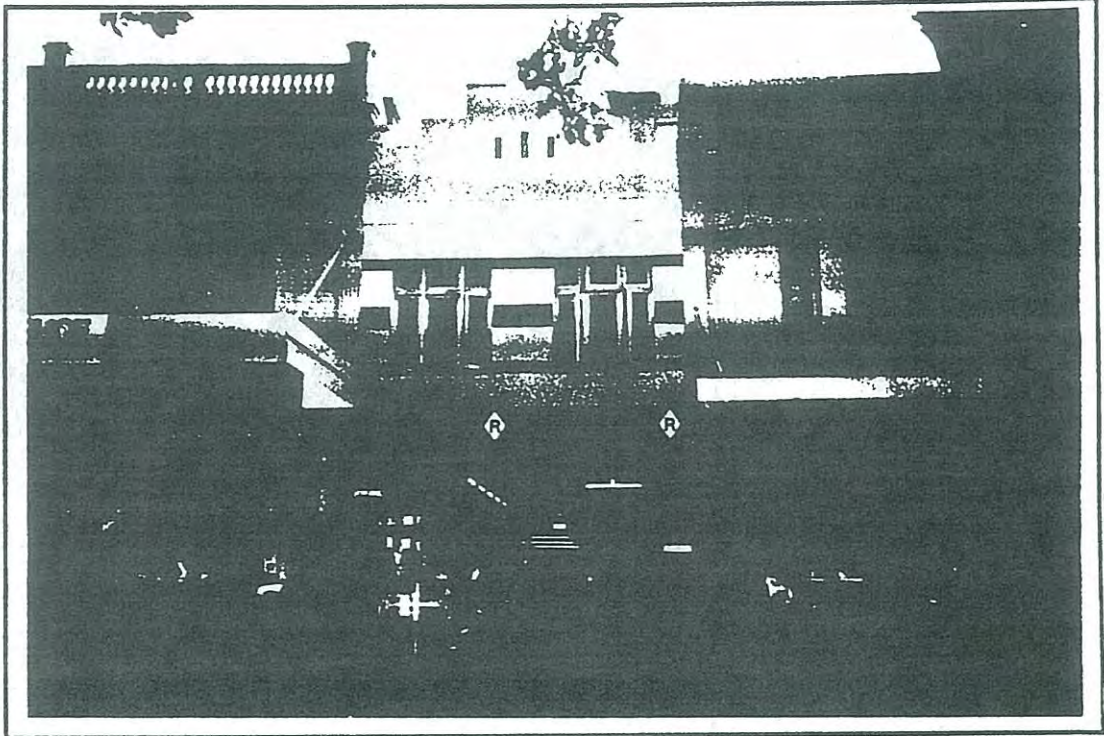
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials

(if significant)

tapestry bricks

Significant/Original Design Elements: leadlight windows

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

modern shopfront

S

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

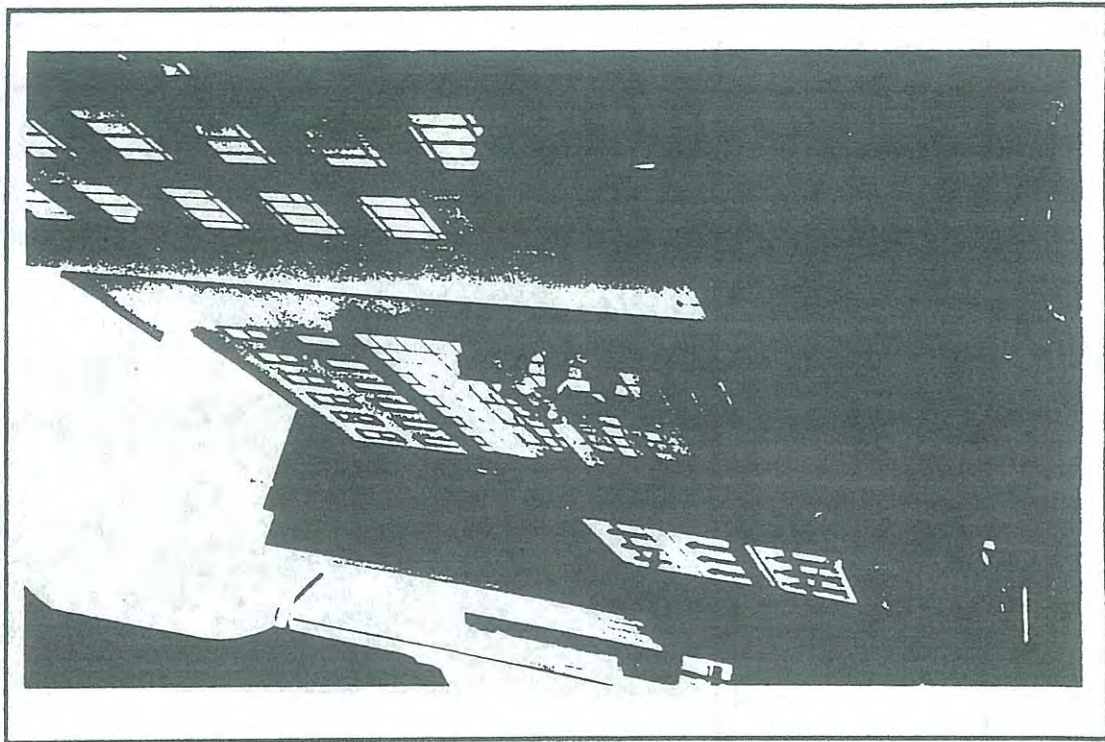
Central City Heritage Study. 1992

Address: 378 FLINDERS LANE

Title: _____ Type: TELEPHONE EXCHANGE

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source: _____

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-50
 1960-75 1975+



Construction Date:
 Source: _____

Construction/Materials
 (if significant)
glazed curtain wall

Significant/Original Design Elements: *aluminium tiles to base, stone plinth, glazed curtain wall*
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: COMMONWEALTH DEPT. of WORKS

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
c.f. Russell Street Post Office & Telephone Exchange (114-120 RUSSELL ST.)

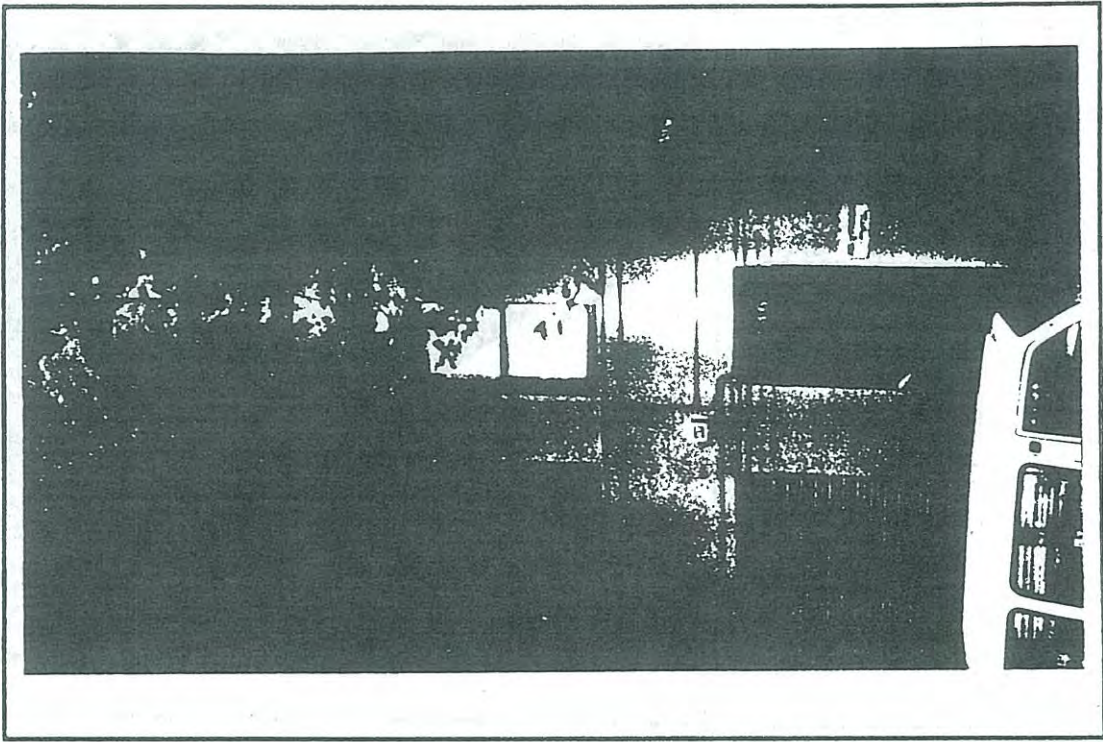
Central City Heritage Study: 1992

Address: 546 FLINDERS STREET

Title: Type: RETAIL / OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source:

Period:
 1850-75 1876-89
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 Source:

Construction/Materials
 (if significant)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder:

Sympathetic Alterations:

Inappropriate Alterations:
 ground floor decorative alterations 5

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

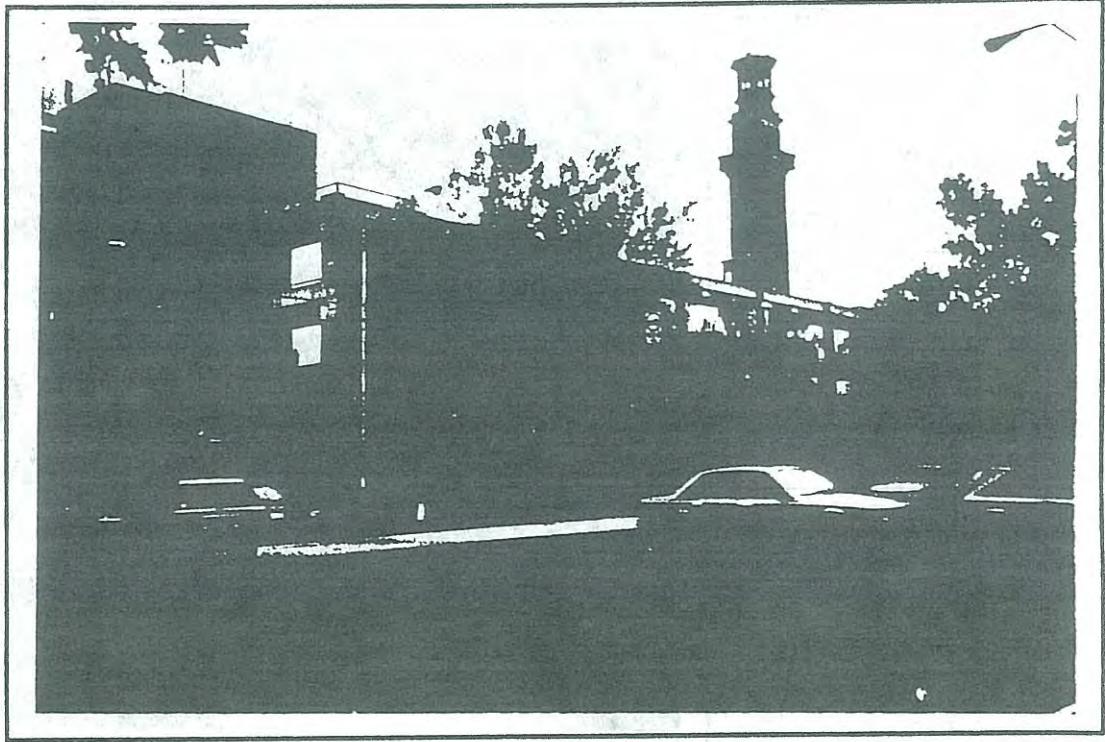
Central City Heritage Study. 1992

Address: GISBORNE STREET (CHR. ALBERT STREET)

Title: EASTERN HILL FIRE STATION Type: FIRE STATION

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 Source:

Construction/Materials
 (if significant)
off-form concrete

Significant/Original Design Elements: *MOSAIC MURAL TO ALBERT ST. FACADE "The Legend of Fire" by Harold Freedman, 1980-81*
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: *BATES SMART & McCUTCHEON*

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments: *fine but late example of Brutalist design in central city area.*

Central City Heritage Study: 1992

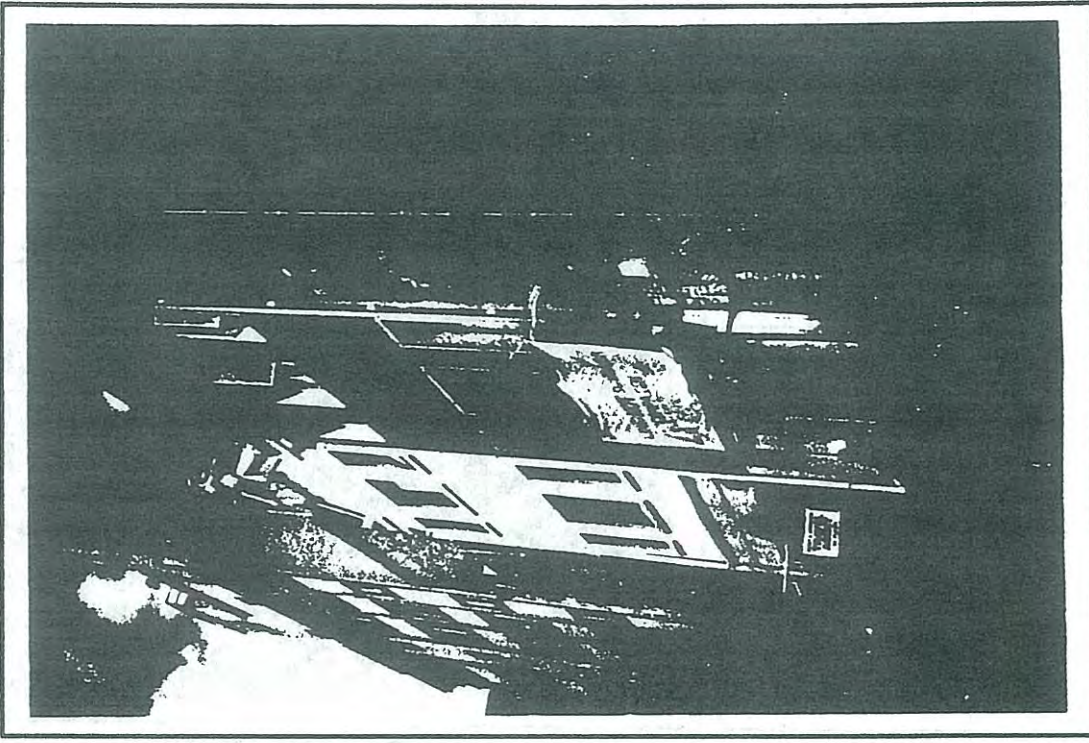
Address: 51-53, 59-61 HARDWARE STREET

Title: _____ Type: WAREHOUSE

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

 Source: _____

Construction/Materials
 (if significant)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder _____

Sympathetic Alterations:

Inappropriate Alterations:
 entire refacing of original buildings 5
 loss of detail/signage etc. 5

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study: 1992

Address: HOWEY PLACE

Title: HOWEY PLACE

Type: ARCADE ROOF

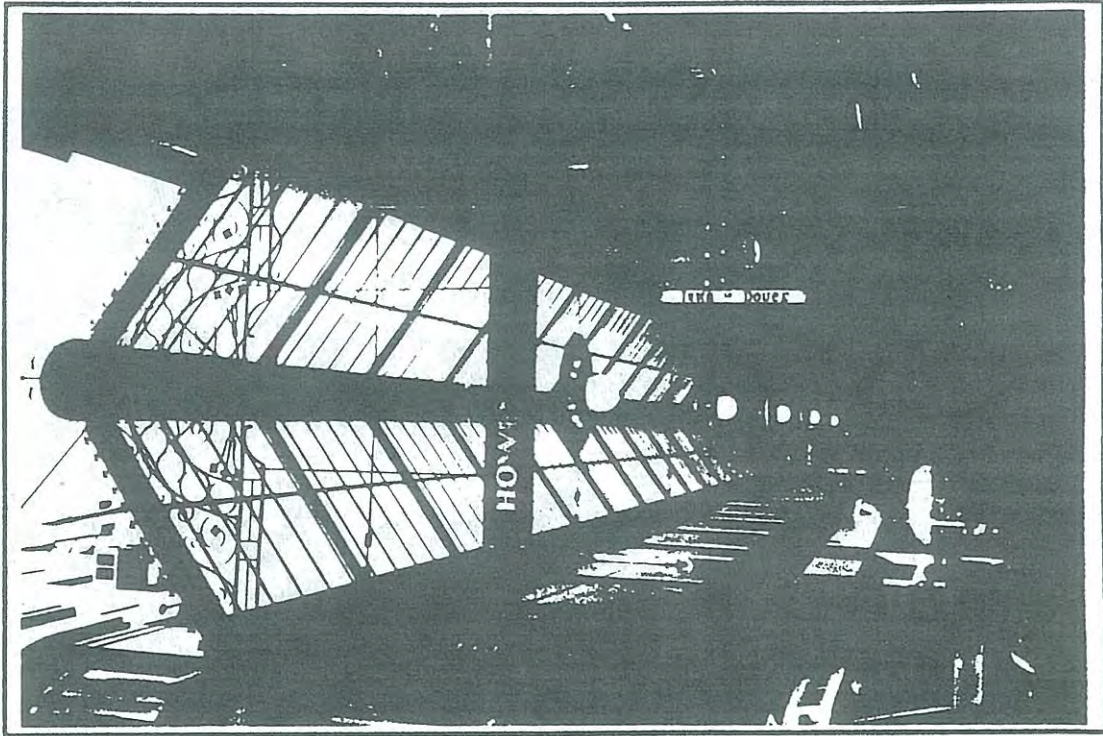
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes(no) Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)
glass/steel

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:
new light fittings

Inappropriate Alterations:
signage RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study: 1992

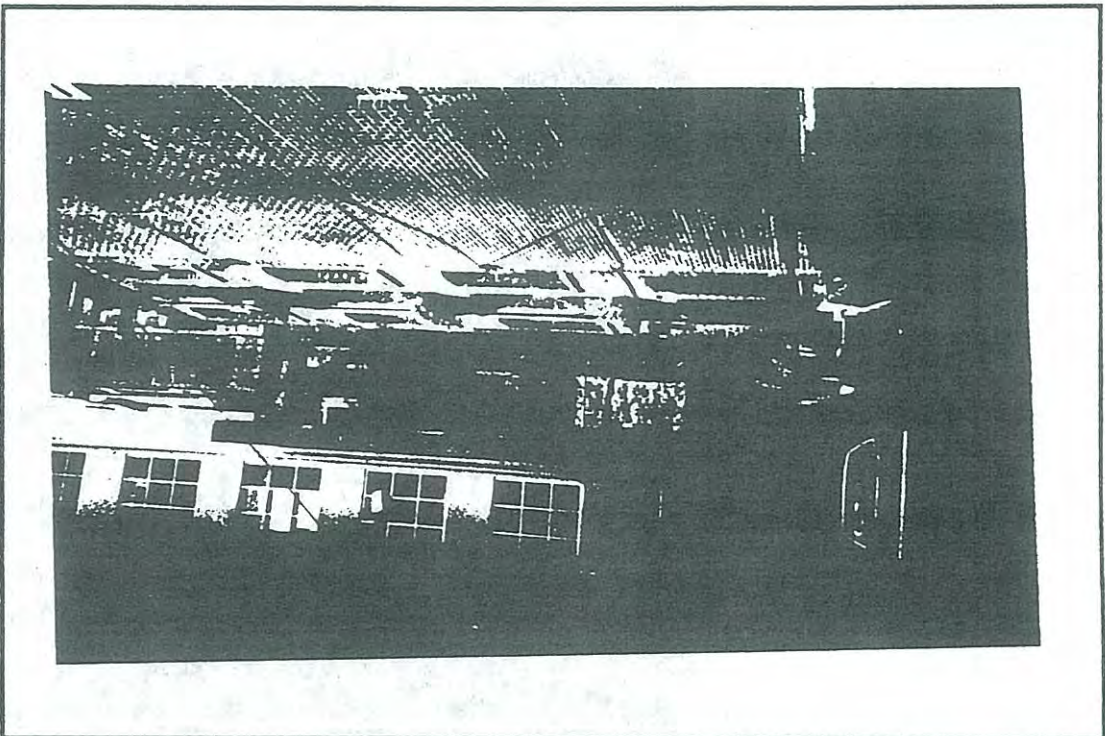
Address: 7 KIRKS LANE

Title: _____ Type: WAREHOUSE

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date: _____
 Source: _____

Construction/Materials
 (if significant)
red brick
(unpainted)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder _____

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study, 1992

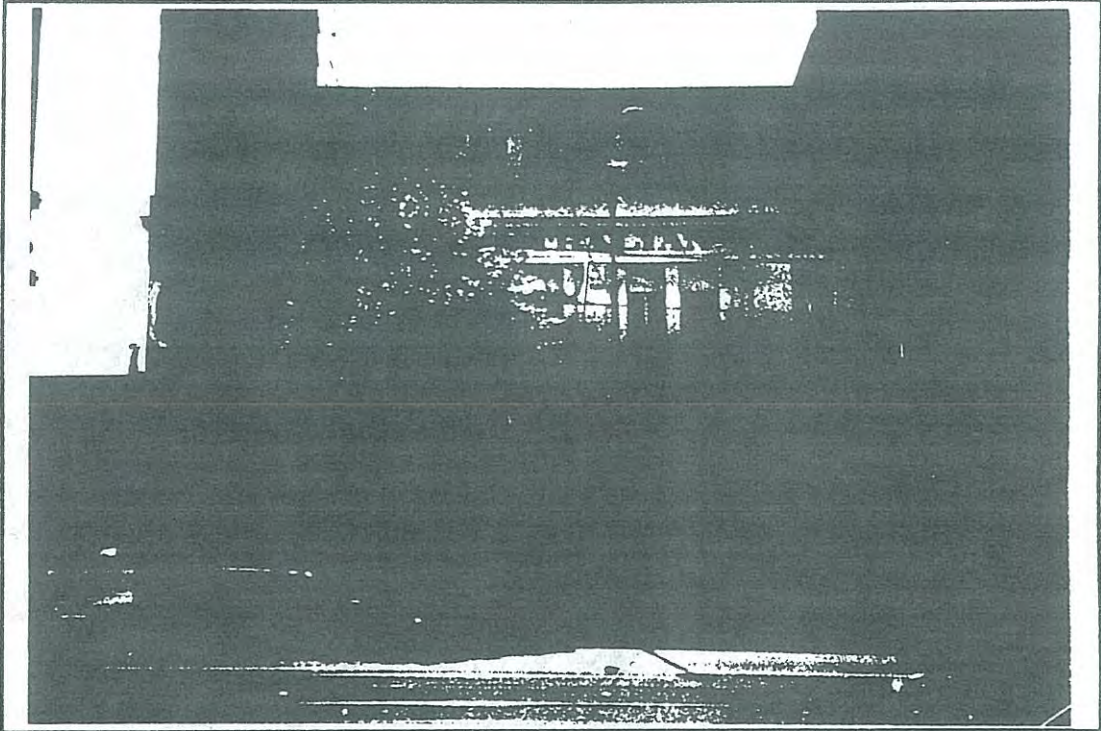
Address: 402 - 406 LA TROBE STREET

Title: AUSTRALIAN BUILDING Type: OFFICES / WAREHOUSE

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder:

Sympathetic Alterations:

Inappropriate Alterations:

possible top floor addition

O: Reinststate as original S: Reinststate sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study: 1992

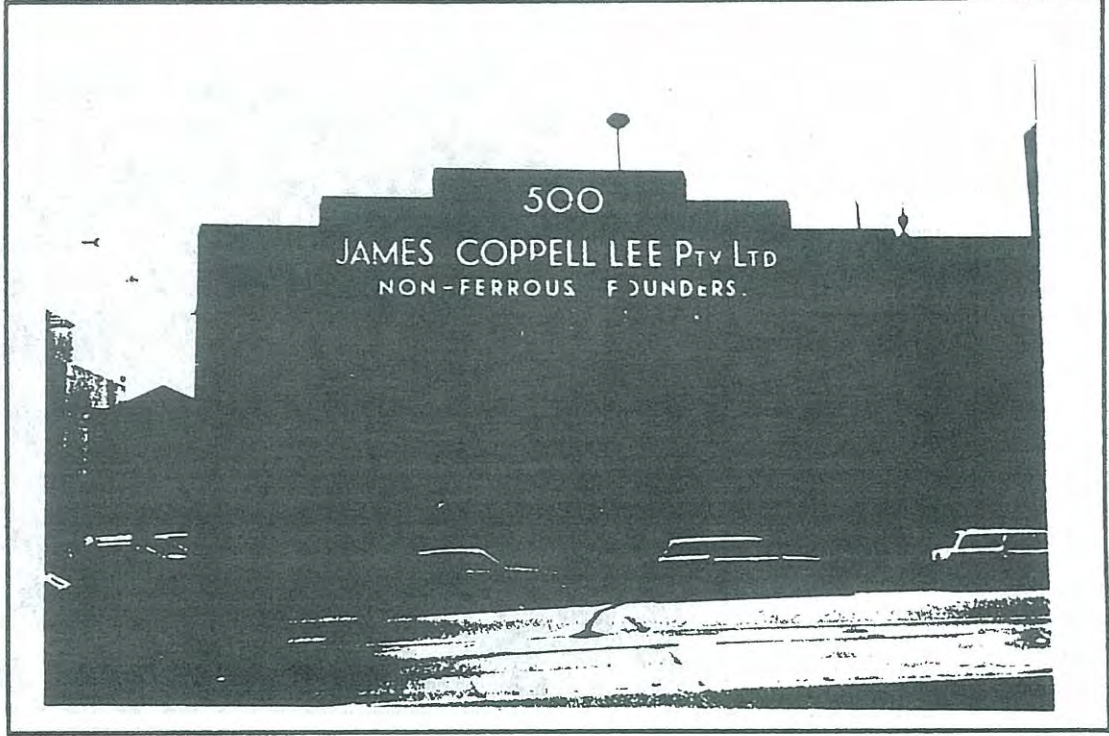
Address: 500 LA TROBE STREET

Title: JAMES COPPELL LEE P/L. Type: WAREHOUSE / FACTORY

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75 <input type="checkbox"/>	1876-99 <input type="checkbox"/>
1900-15 <input type="checkbox"/>	1916-25 <input type="checkbox"/>
1926-39 <input type="checkbox"/>	1940-50 <input checked="" type="checkbox"/>
1960-75 <input type="checkbox"/>	1975+ <input type="checkbox"/>



Construction Date:
Source:

Construction/Materials
(if significant)
manganese brick

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder:

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
period, type peculiar to area.

Central City Heritage Study. 1992

Address: 602 LITTLE BORRKE STREET

Title: MCC ELEC. SUPPLY ANNEXE

Type: WORKSHOP?

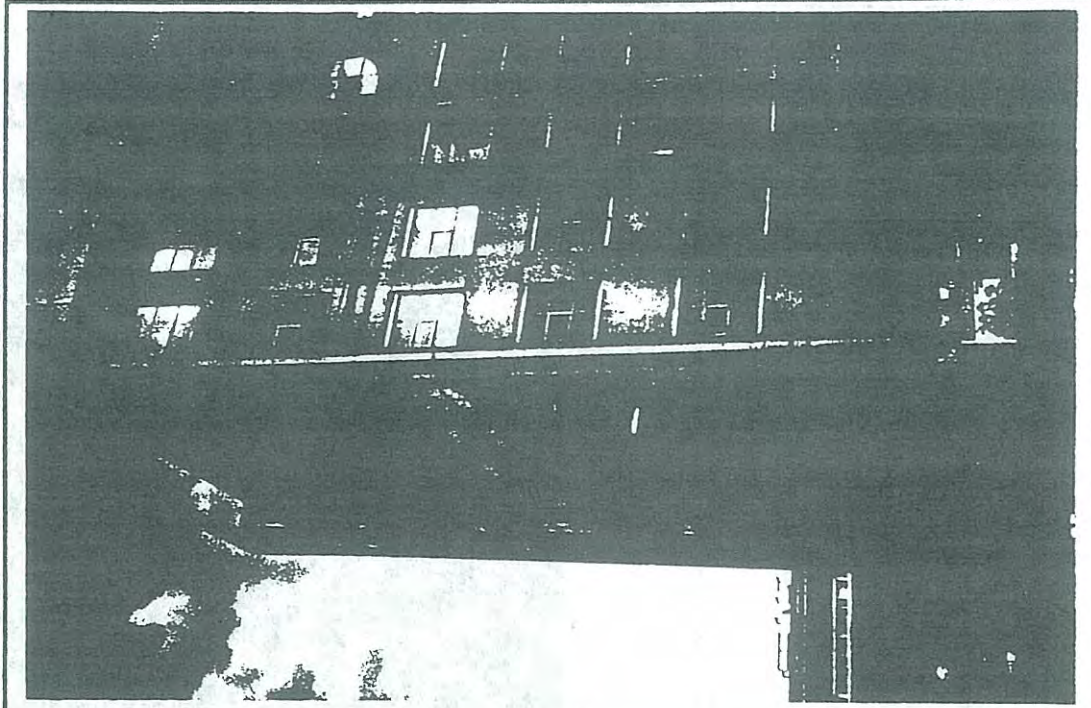
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

Conservation Plan Prepared: yes/no (no) Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- part of significant complex of 19th c. buildings

Central City Heritage Study: 1992

Address: 446 LITTLE COLLINS STREET

Title: PERISCOPE BUILDING

Type: RETAIL/OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

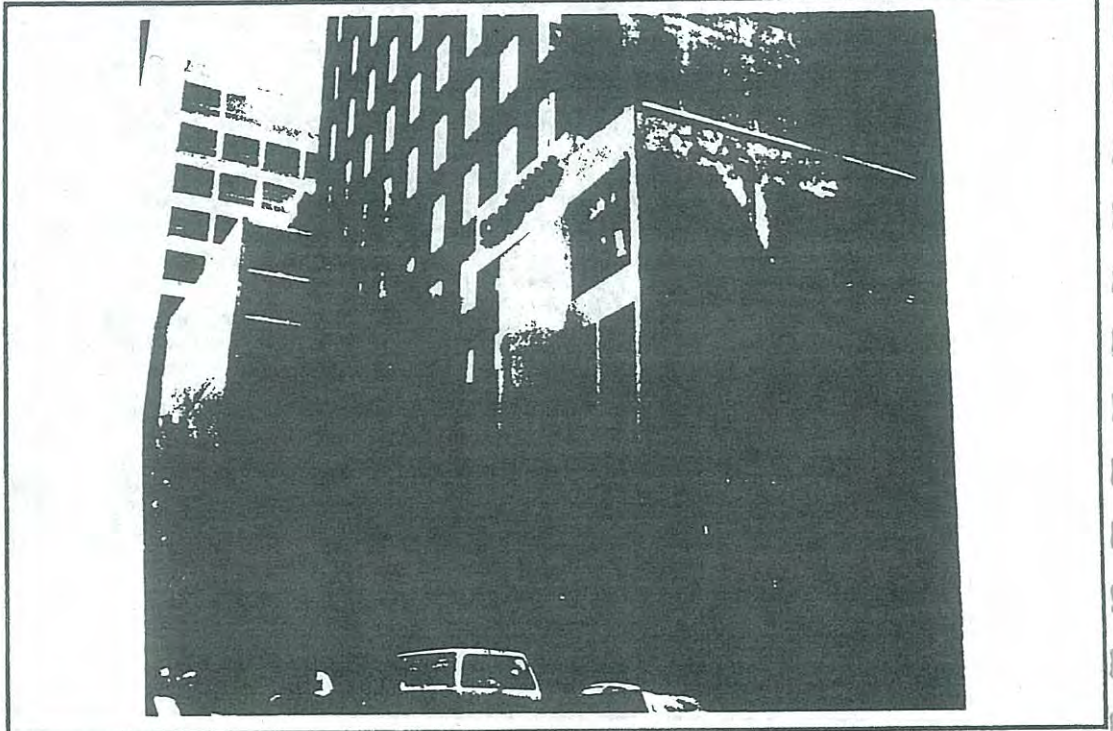
Period:

1850-75 1876-99

1900-15 1916-25

1926-39 1940-59

1960-75 1975+



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements: INTERIOR STAIRWELL & TOP LIGHTING ACES
 Interior integral to significance AS "PERISCOPE". - POP ARCHITECTURE

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect: GEORGE DOMES

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

one of few examples of "pop" architecture in CAD.

Central City Heritage Study, 1992

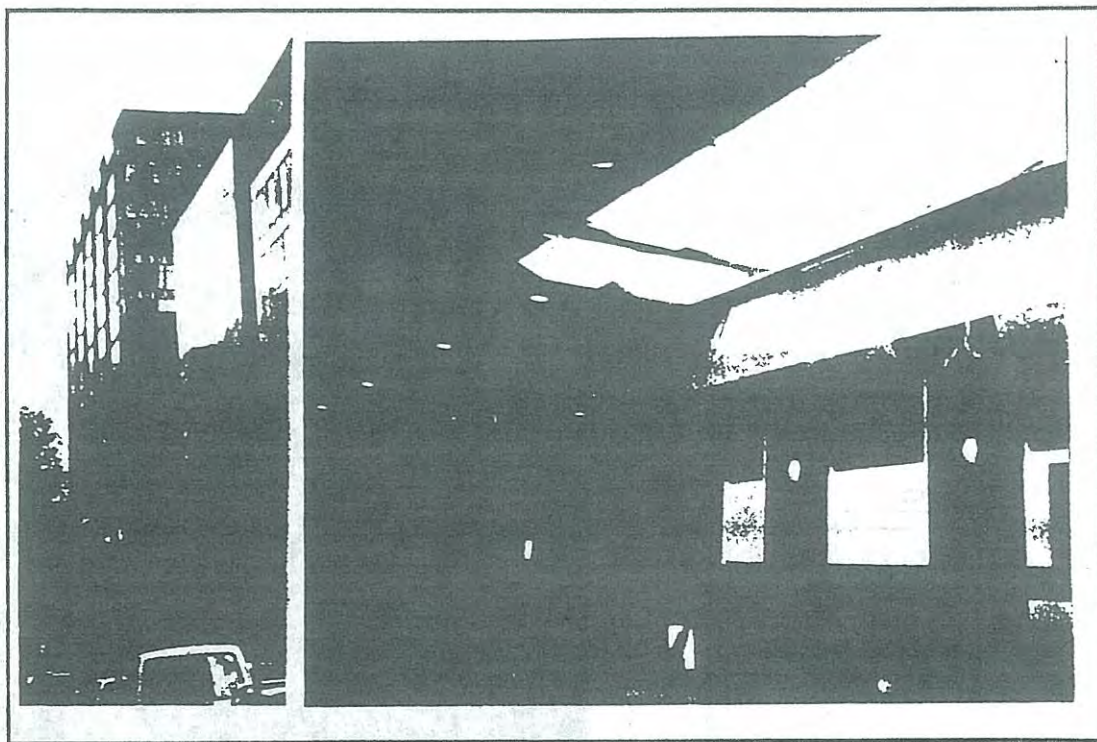
Address: 530 LITTLE COLLINS STREET

Title: WOOL EXCHANGE HOUSE Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input checked="" type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source:

Construction/Materials
(if significant)
bush hammered precast concrete

Significant/Original Design Elements: *lift lobby - orange plastic ceiling / monumental stone appearance to lift core.*
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments: *period/type of 1970s office buildings*

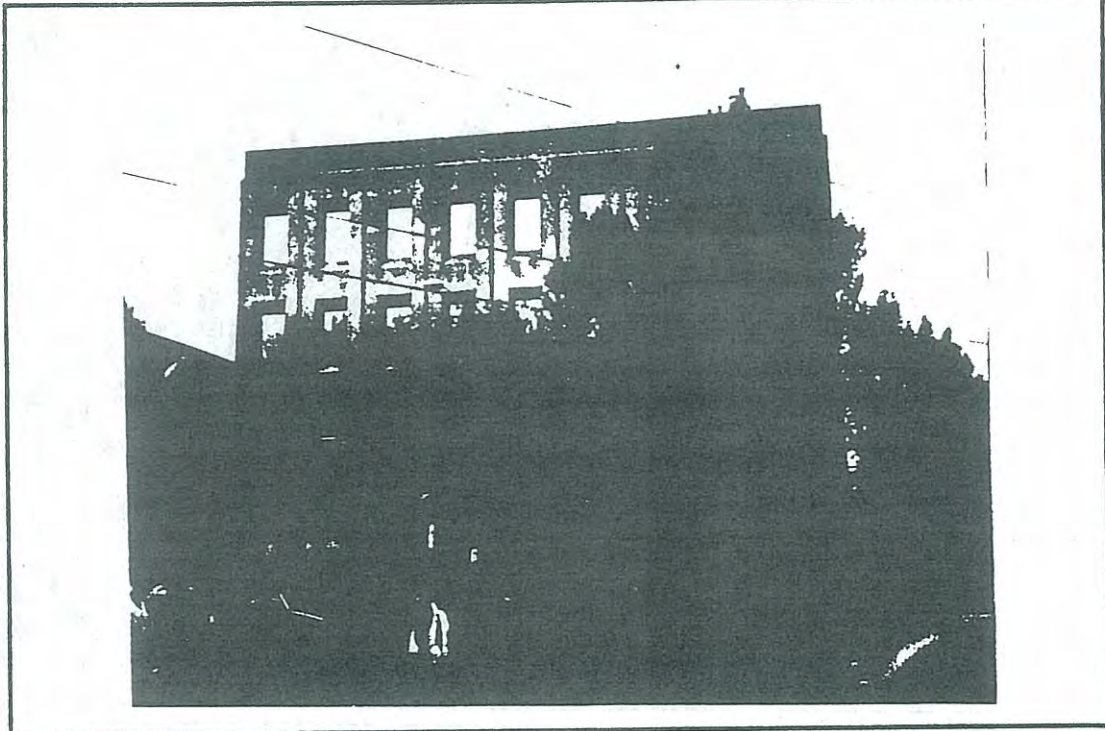
Central City Heritage Study: 1992

Address: 3 - 5 MACARTHUR STREET

Title: STATE CHEMISTRY LABORATORIES Type: OFFICES/LABORATORIES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 Source:

Construction/Materials
 (if significant)
precast panels

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: YUNCKEN FREEMAN

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinststate as original S: Reinststate sympathetic alternative to the original RAM: Remove by approved method

Other Comments:
- part of complex of buildings designed by Yuncken Freeman on the Treasury Reserve.

Central City Heritage Study, 1992

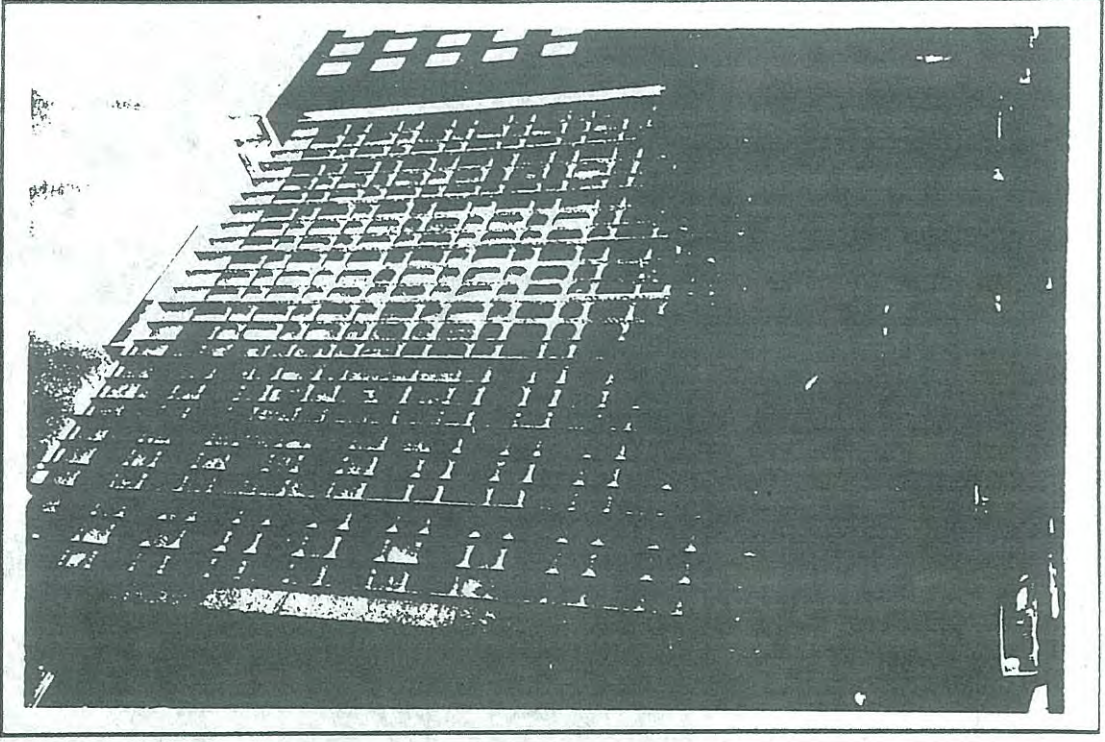
Address: 221 QUEEN STREET

Title: _____ Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes/no _____ Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input checked="" type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source: _____

Construction/Materials
(if significant)

Significant/Original Design Elements: DECORATIVE PRECAST PANEL/INFILL FACADE
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder: _____

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments: PERIOD/TYPE - 1970S COMMERCIAL FACADE

Central City Heritage Study: 1992

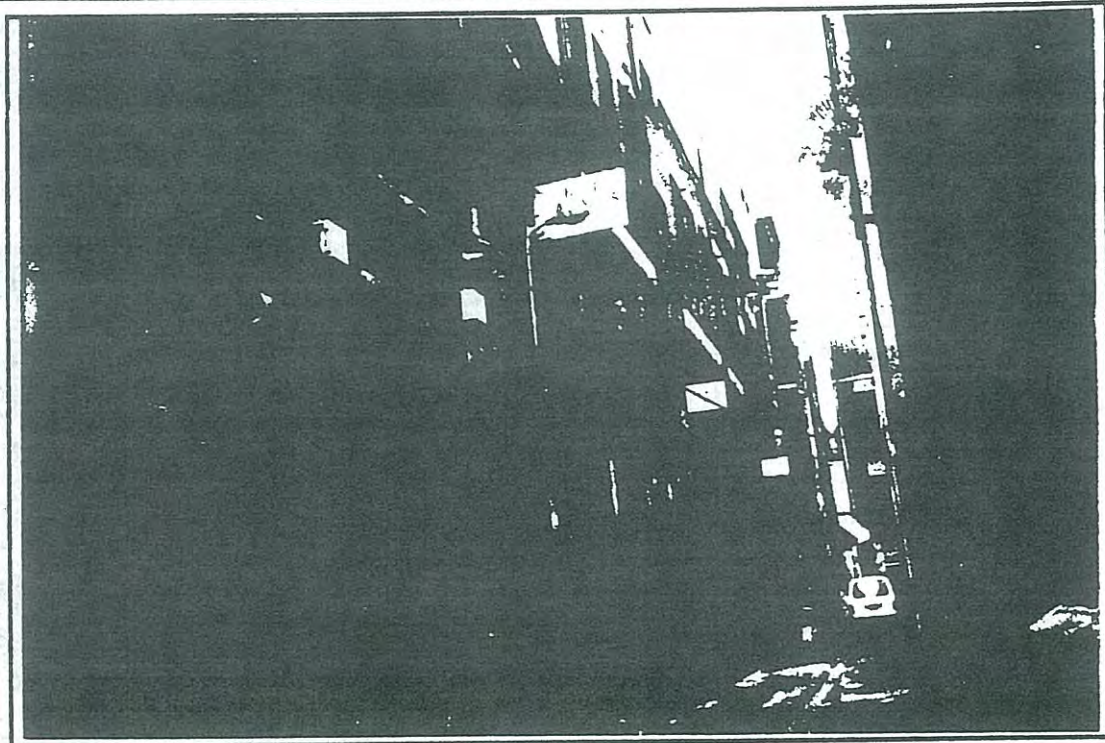
Address: 11 - 15 RANKINS LANE

Title: Type: WAREHOUSE

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes(no) Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source:

Construction/Materials
(if significant)
unpainted red brick

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study, 1992

Address: 131 RUSSELL STREET

Title: GREATER UNION RUSSELL CINEMAS

Type: CINEMAS

Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction Date:

Source:

Construction/Materials
(if significant)



Significant/Original Design Elements:

Interior integral to significance

curving ceiling to lobby space/waffle slab.

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original

S: Reinstatement sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

period/type of cinema design c.f. Hoyts Mid City Bourke St.

Central City heritage study: 1992

Address: 196 - 220 RUSSELL STREET

Title:

Type: CARPARK

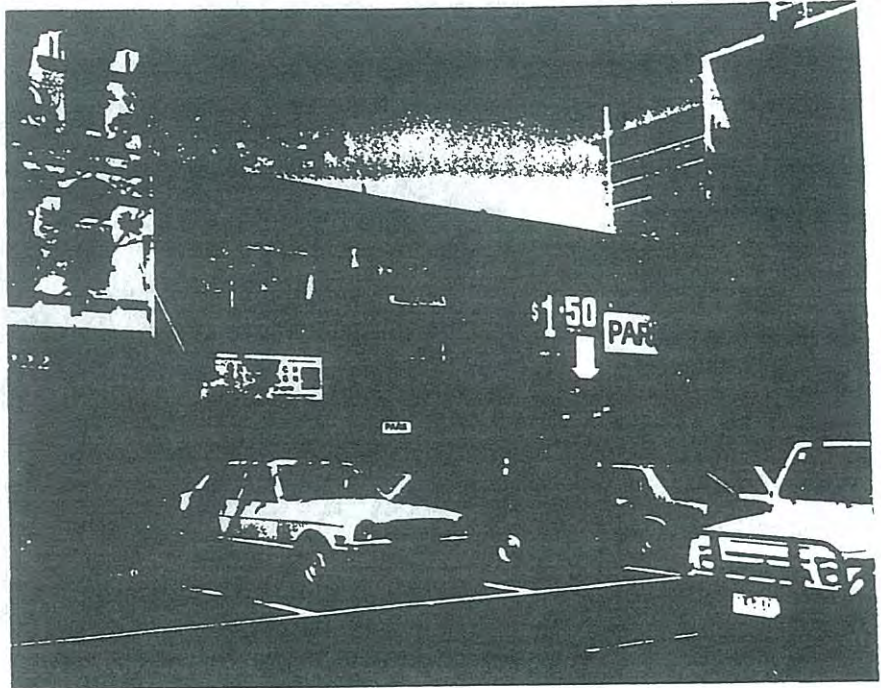
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements: *modern detailing to windows (first floor)*

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

painting/signage

S

O: Reinststate as original

S: Reinststate sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- possibly one of the earliest carpark buildings in C.A.D.

Central City Heritage Study. 1992

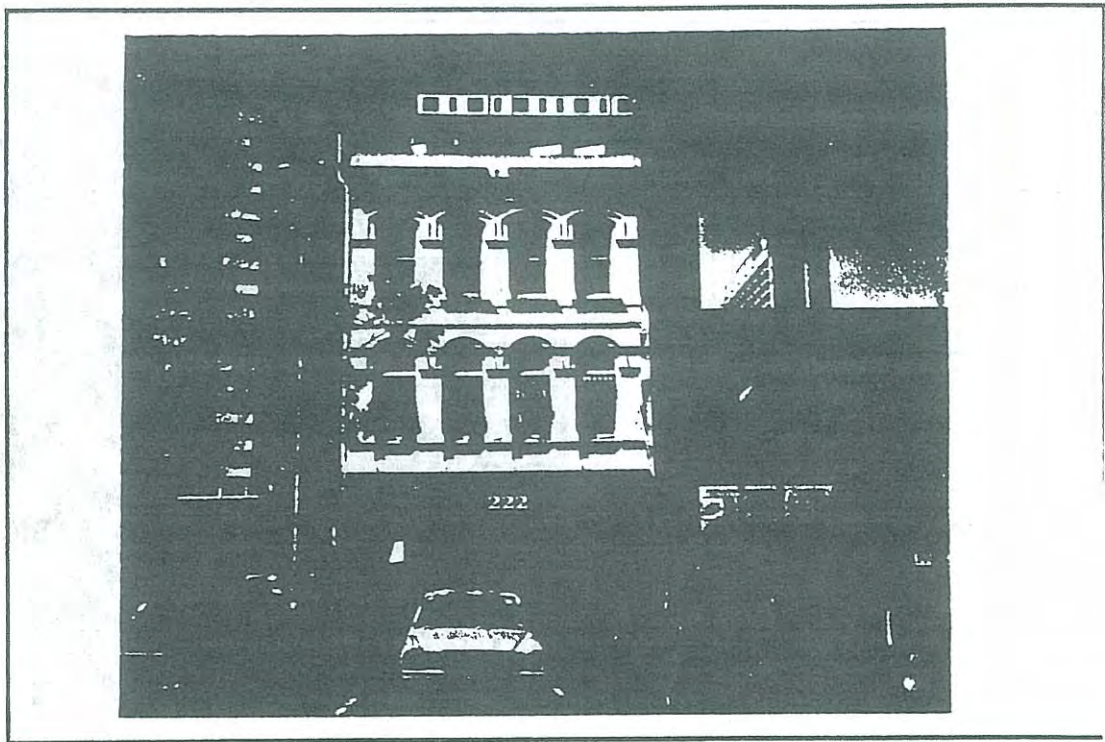
Address: 222 RUSSELL STREET

Title: _____ Type: RETAIL / RESIDENTIAL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date: _____
 Source: _____

Construction/Materials
 (if significant)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder _____

Sympathetic Alterations:

Inappropriate Alterations:

<i>canopy</i>	<i>S</i>
<i>painting</i>	<i>S</i>

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study: 1992

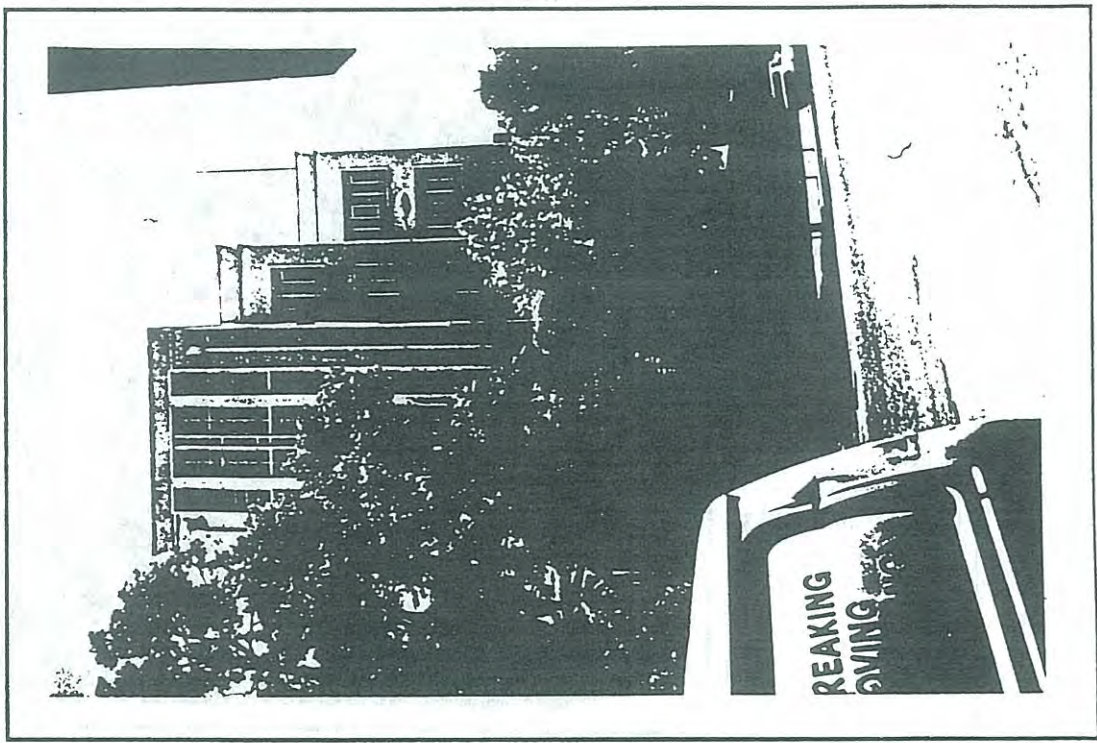
Address: 43 ST. ANDREWS PLACE

Title: GRIERSON BUILDING Type: OFFICES/CINEMA

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source:

Construction/Materials
(if significant)

Significant/Original Design Elements: * GRIERSON CINEMA IN BASEMENT
 Interior integral to significance - FINE LATE MODERNE INTERIOR

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: PERCY EVERETT (PWA Chief Architect)

Builder

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments: photo above is rear view Main entry from St. Andrew Place.

Central City Heritage Study, 1992

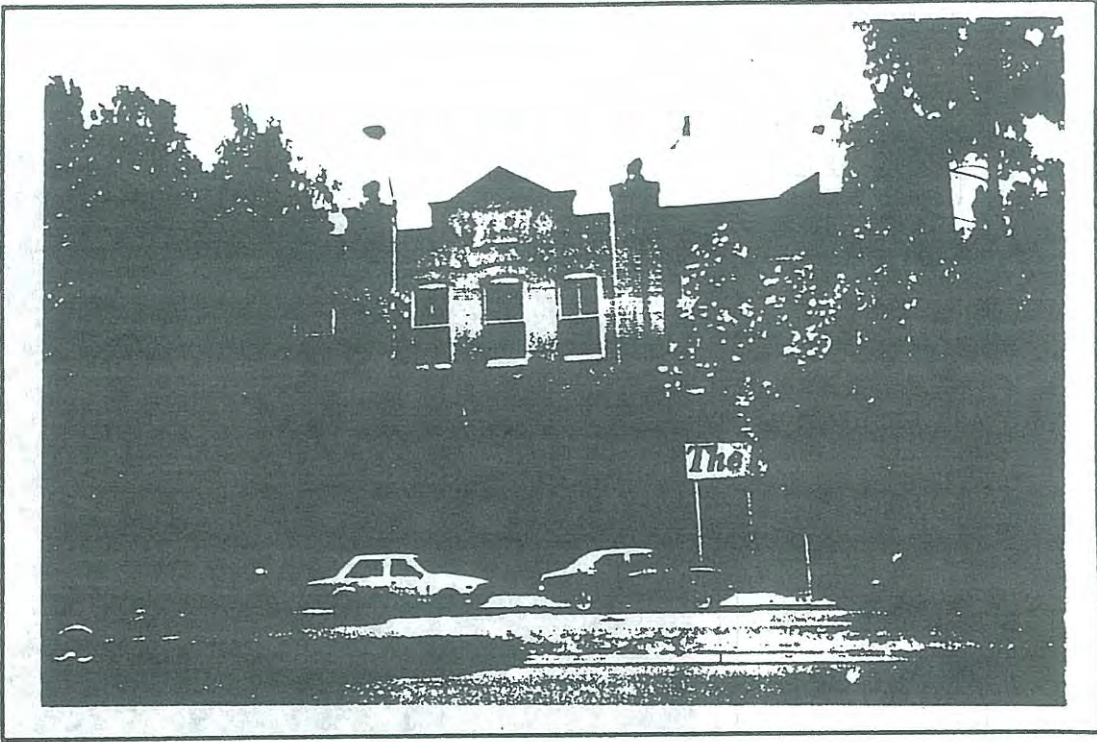
Address: 386 - 390 SPENCER STREET

Title: _____ Type: RETAIL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes/no _____ Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
1908
 Source: _____

Construction/Materials
 (if significant)

Significant/Original Design Elements: parapet nbs/detail
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:
Painted facade/brickwork RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study: 1992

Address: 420 SPENCER STREET

Title: Type: OFFICES

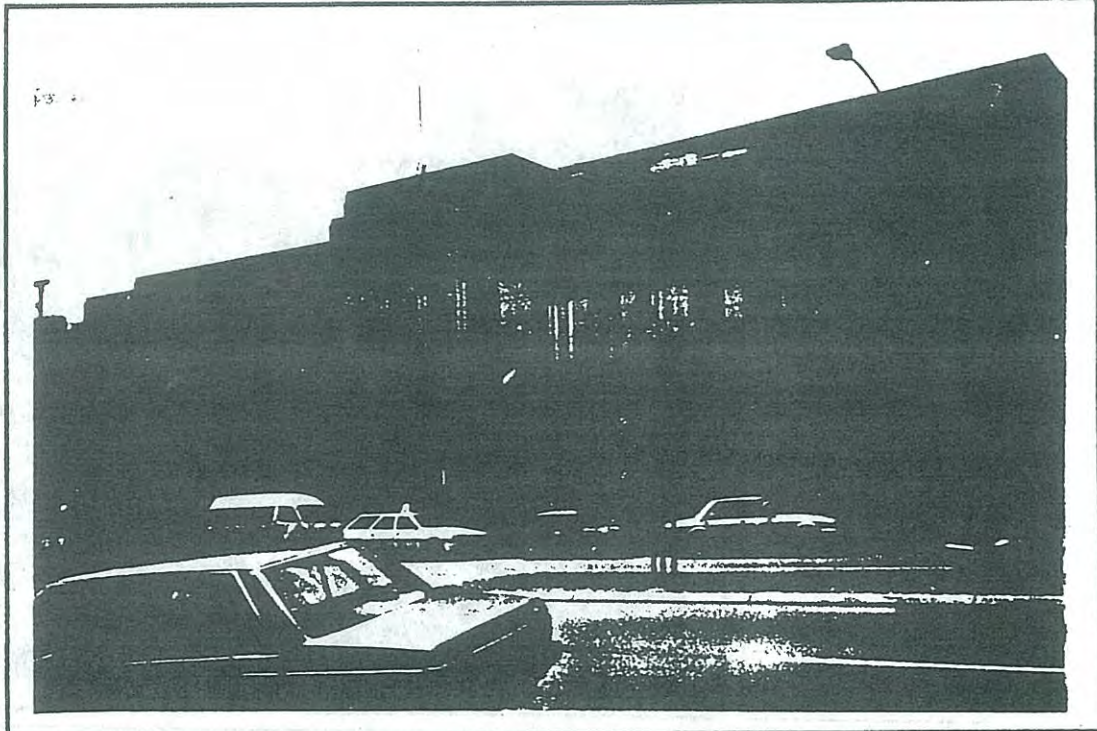
Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99

 1900-15 1916-25

 1926-39 1940-59

 1960-75 1975+



Construction Date:
 Source:

Construction/Materials
 (if significant)
 glass blocks

Significant/Original Design Elements: flagpole/bracket/glass blocks/faience tiled at base.
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:
 repainted facade
 vertical louvers to windows
 RAM

Inappropriate Alterations:

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study. 1992

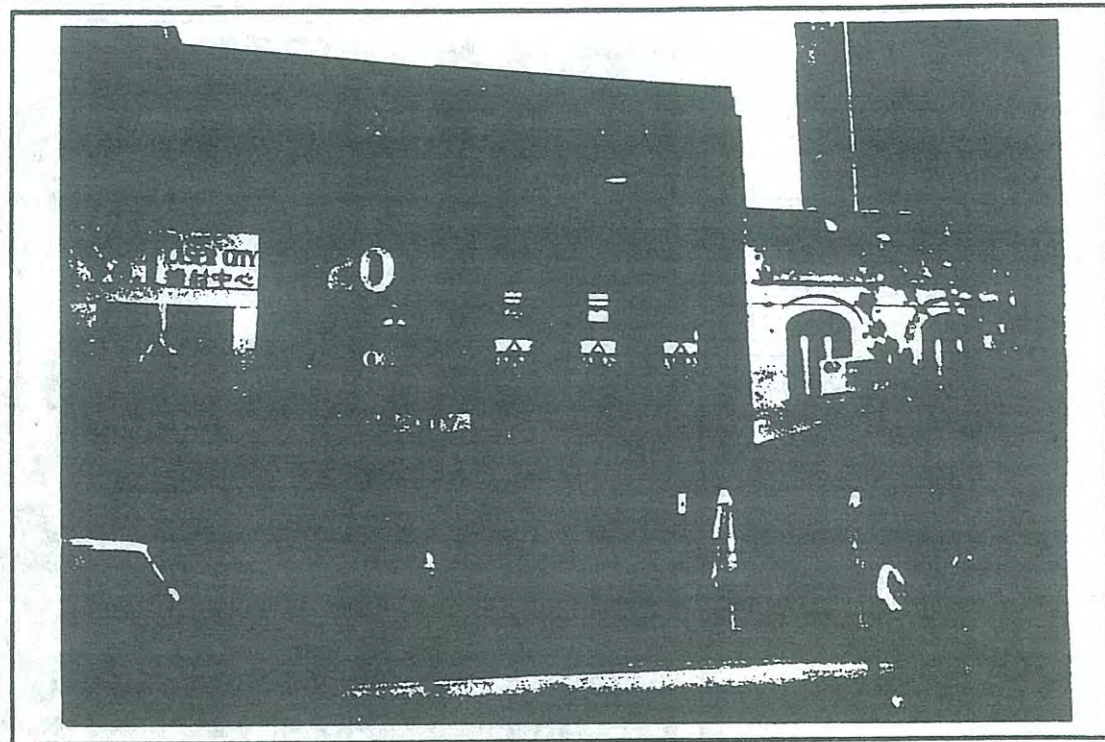
Address: 218 SWANSTON STREET

Title: _____ Type: RETAIL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:
Source: _____

Construction/Materials
(if significant)
RECONSTRUCTED
STONE FACADE
STEEL GLAZING
(ORIG.)

Significant/Original Design Elements: UNPAINTED 'STONE' FACADE, AUSTERE DETAILING TYPICAL OF PERIOD.
 Interior integral to significance FLAG STANDARDS ON FACADE

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder _____

Sympathetic Alterations:

Inappropriate Alterations:

<u>SIGNAGE TO WINDOWS (FIRST FLOOR)</u>	<u>RAM</u>

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

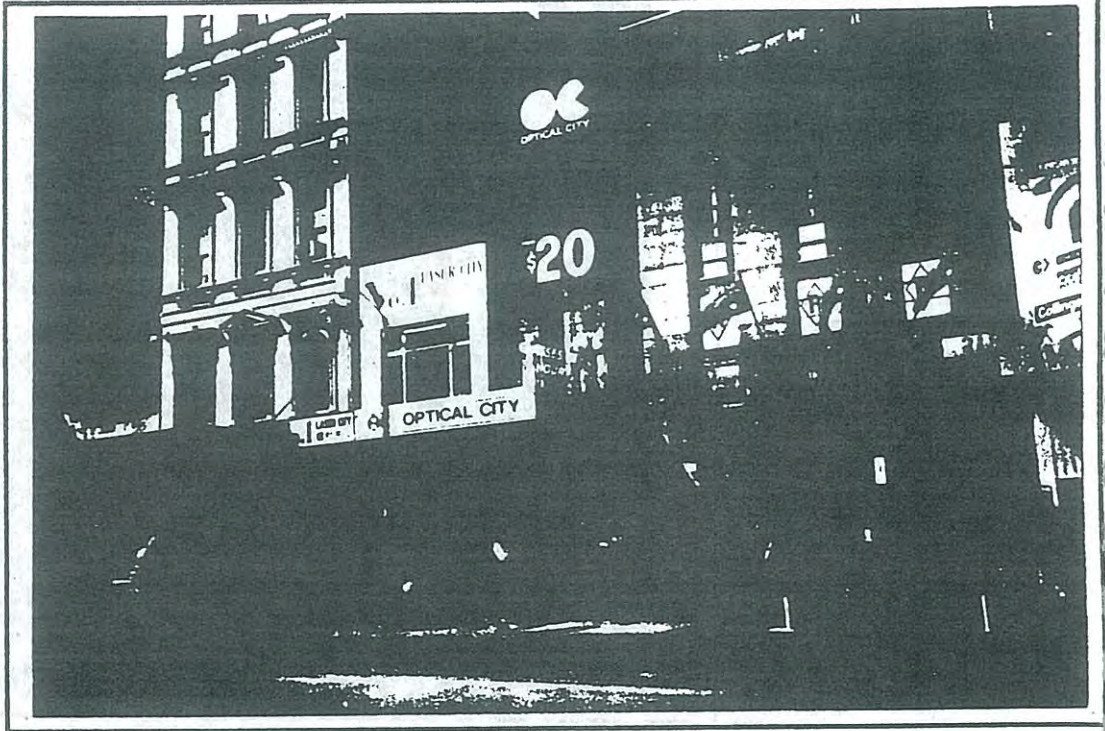
Central City Heritage Study: 1992

Address: 222 SWANSTON STREET

Title: Type: RETAIL

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No:() AHC Notable NTA
 Conservation Plan Prepared: yes/no Date & Source:

Period:
 1850-75 1876-99
 1900-15 1916-25
 1926-39 1940-59
 1960-75 1975+



Construction Date:
 Source:

Construction/Materials
 (if significant)

Significant/Original Design Elements:
 Interior integral to significance

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

1920s FIRST FLOOR GLAZING	S

Inappropriate Alterations:

MODERN SHOPFRONTS (GROUND LEVEL)	S
PAINTED SIGNAGE	RAM

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study. 1992

Address: 289 SWANSTON STREET

Title: LEGACY HOUSE

Type: RETAIL/OFFICES

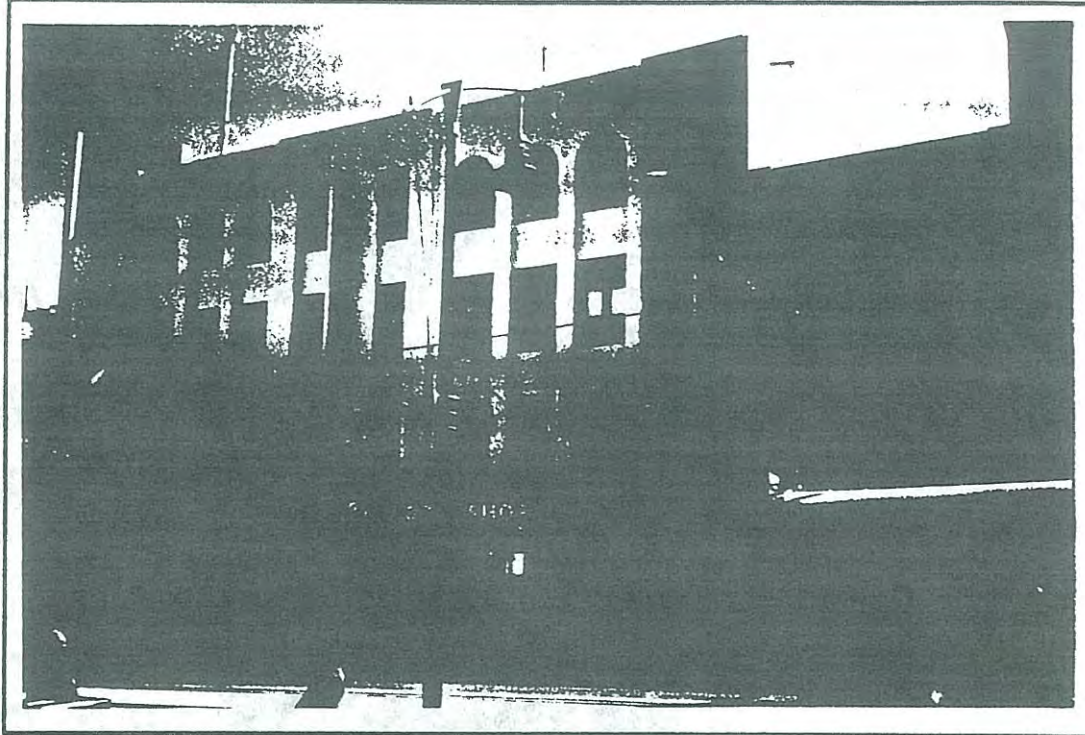
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No:() AHC Notable NTA

Conservation Plan Prepared: yes no Date & Source:

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input checked="" type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input type="checkbox"/>	<input type="checkbox"/>



Construction Date:

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

PAINTED BRICKWORK

RAM

MODERN SHOPFRONTS

RAM

O: Reinststate as original

S: Reinststate sympathetic alternative to the original

RAM: Remove by approved method

Other Comments:

- historical associations with Legacy?

Central City Heritage Study: 1992

Address: ZA TREASURY PLACE

Title: LAND SURVEY OFFICE Type: OFFICES

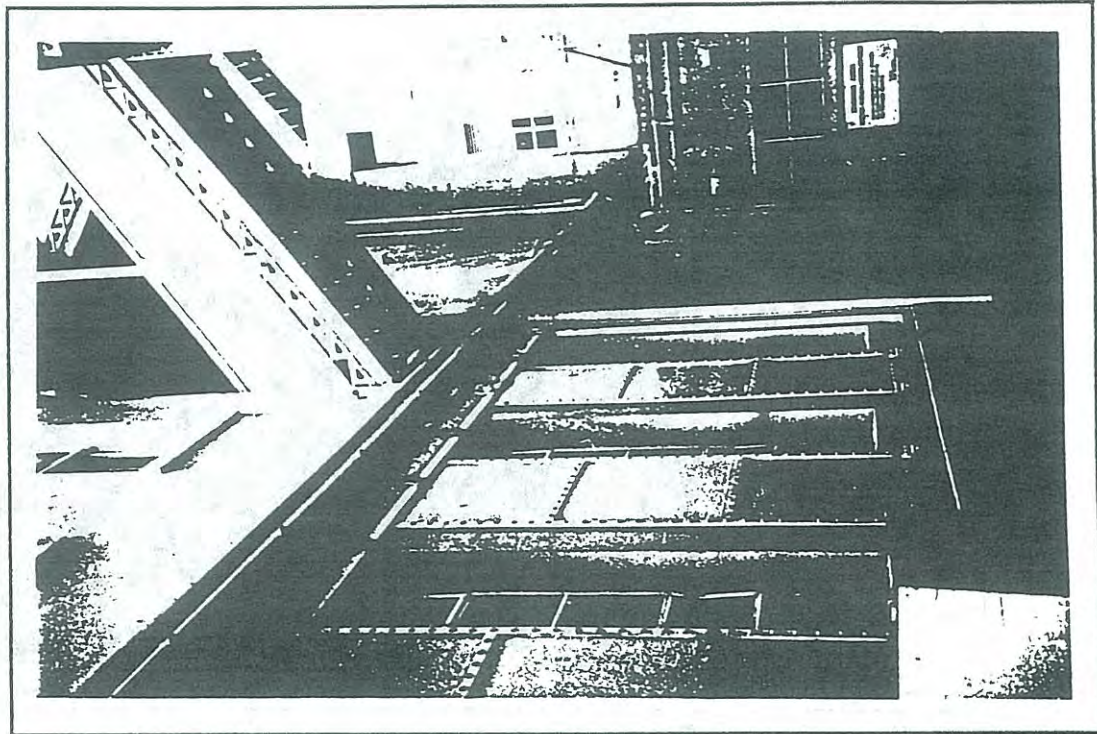
Planning Scheme Grading: 'A' building 'B' building 'C' building

Heritage Status: Proposed HBR HBR No: () AHC Notable NTA

Conservation Plan Prepared: yes/no Date & Source:

Period:

1850-75 <input checked="" type="checkbox"/>	1876-99 <input type="checkbox"/>
1900-15 <input type="checkbox"/>	1916-25 <input type="checkbox"/>
1926-39 <input type="checkbox"/>	1940-59 <input type="checkbox"/>
1960-75 <input type="checkbox"/>	1975+ <input type="checkbox"/>



Construction Date:
1860-70

Source:

Construction/Materials
(if significant)

Significant/Original Design Elements:

Interior integral to significance

Architectural Integrity:

Good Fair Poor

Building Condition:

Good Fair Poor

Architect:

Builder

Sympathetic Alterations:

Inappropriate Alterations:

<u>paint colours</u>	<u>S</u>

O: Reinstatement as original S: Reinstatement sympathetic alternative to the original RAM: Remove by approved method

Other Comments:

Central City Heritage Study, 1992

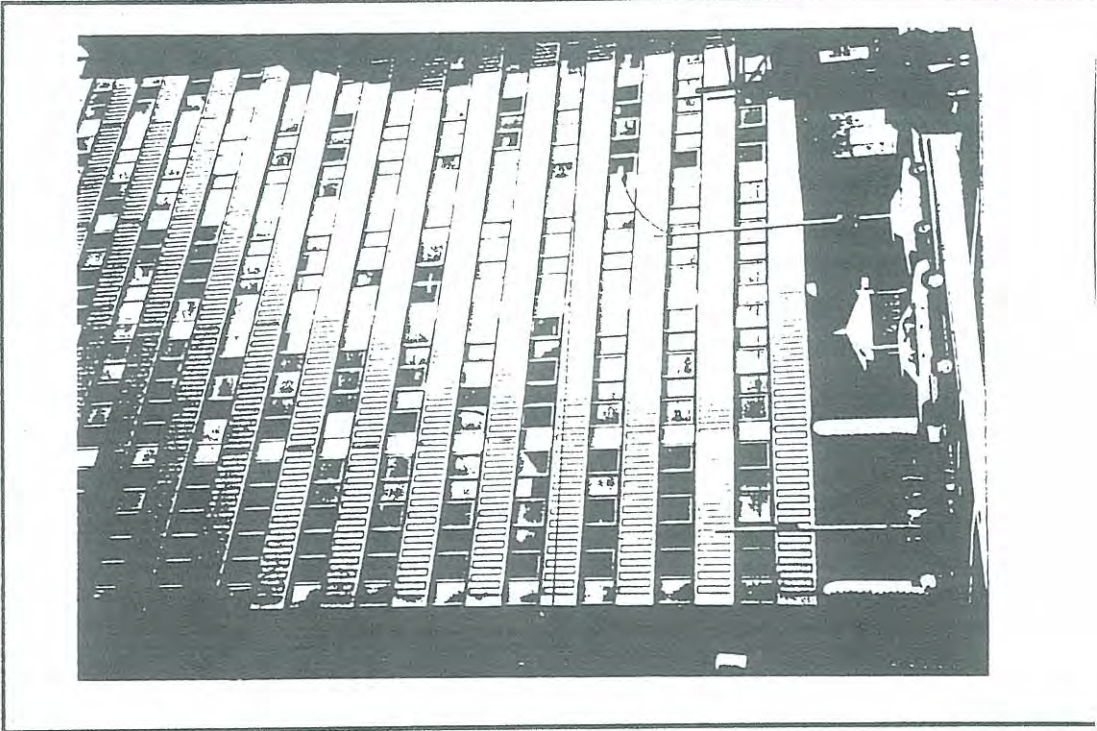
Address: 199 WILLIAM STREET

Title: _____ Type: OFFICES

Planning Scheme Grading: 'A' building 'B' building 'C' building
 Heritage Status: Proposed HBR HBR No: () AHC Notable NTA
 Conservation Plan Prepared: yes no Date & Source: _____

Period:

1850-75	1876-99
<input type="checkbox"/>	<input type="checkbox"/>
1900-15	1916-25
<input type="checkbox"/>	<input type="checkbox"/>
1926-39	1940-59
<input type="checkbox"/>	<input type="checkbox"/>
1960-75	1975+
<input checked="" type="checkbox"/>	<input type="checkbox"/>



Construction Date:
c. 1960.
 Source: _____

Construction/ Materials
 (if significant)

Significant/Original Design Elements: *decorative cladding/tiling*
 Interior integral to significance *"Featurist" cladding typical of early 1960s.*

Architectural Integrity:
 Good Fair Poor

Building Condition:
 Good Fair Poor

Architect: _____

Builder: _____

Sympathetic Alterations:

Inappropriate Alterations:

O: Reinstatement as original **S:** Reinstatement sympathetic alternative to the original **RAM:** Remove by approved method

Other Comments:
- period exemplar of 1960s featurist highrise building



