

On the ground floor at street level, an open public area was provided near the corner of William and Little Lonsdale streets. Provided as a thoroughfare or a shortcut, it was required by a special condition to the planning permit granted by the Melbourne City Council under the *Town and Country Planning Act 1961* (Vic). In 1974, a case was held at the Supreme Court of Victoria, when Brick & Pipe Industries Ltd sought to remove the condition so that the thoroughfare could be permanently enclosed to give entry only to users of the building. The firm claimed that the paved area was misused by drunks, derelicts and 'undesirables'. The Court, however, concluded that the use of that land was to remain dedicated to the public without compensation, and that the area could be closed to public only outside normal office hours (Morris 1975:120-122). Part of the original open area remained as a corner splay, with the lobby becoming an enclosed space, installed with automatic glazed sliding doors, and open to public during business hours.

Following the acquisition of Brick & Pipe Industries Ltd by Pioneer International in 1990, Nubrik House was sold in 1993, at which time it is believed the company vacated the building. The building was subdivided into strata titles and offered for purchase in 1994 (CT:V10215 F757-F770).

During the 1990s, the building was tenanted by various real estate agents and solicitors (*Age* 17 January 1994:20; *Age* 25 February 1995:91; *Age* 8 September 1997:24; *Age* 28 May 1998:36). A roof top apartment was added in 1997 making the building 14 storeys. The building was refurbished in 2013 (CoMMaps).

The 14-storey building with a basement currently contains one residential property, 39 businesses and ground level retails (CoMMaps).

Buchan, Laird & Buchan, architect

Buchan, Laird & Buchan designed Nubrik House, adopting extensive use of brick for the façade and interior elements, as well as incorporating structural brick piers in conjunction with the reinforced concrete structure, to promote the products of Brick & Pipe Industries Ltd.

Laird & Buchan was founded in Geelong, Victoria, in 1890 by Angus Laird. It became Buchan, Laird & Buchan in 1937 after Laird's death, becoming a partnership between Laird's son Ewen Laird, and father and son, Thomas Johnston (Tom) Buchan and (Sir) John Buchan. One of the firm's early projects, the Pilkington's Glass Factory, Melbourne Road, Geelong (1936-37), became an early icon of modernism in Australia (Willis 2012:111).

After World War Two, John Buchan set up the Melbourne office in 1946. In the postwar period, the firm expanded, becoming involved in large-scale commercial and industrial projects including the Ford administration building, Broadmeadows (1964) and significant town planning and housing projects for the Housing Commission of Victoria. In the 1960s and 1970s, the firm gained particular prominence for its designs for office buildings. Notable works from this period include Shell House, William and Bourke streets (1960, since demolished); and the former Stock Exchange House, Collins Street (1968) (Willis 2012:111).

The firm became Buchan, Laird & Bowden in 1982, and today continues as the Buchan Group, formed in 1990. The practice currently operates offices in Melbourne, Sydney, Brisbane, Perth, London, Shanghai, Dubai, Auckland and Christchurch (Willis 2012:111).

A V Jennings Industries Australia Ltd, builder

Sir Albert Victor Jennings was an early pioneer in Australia of the pre-construction sale of house and land packages. An estate agent turned house builder during the 1930s depression, with architectural student, Ed Gurney, and builder Billy Vine, he formed the A V Jennings' Construction Co (Garden 2017). Jennings started with single houses in the Melbourne suburb of Glenhuntly in 1932, then from 1933 began building the housing groups and estates with which his name is most associated (Garden 2012:366).

With the banning of construction of private houses during World War Two, the A V Jennings Construction Co undertook government construction including, from 1942, military camps around Victoria. After the war, the company built thousands of houses and undertook other works in Victoria, Tasmania and Canberra for both the state and federal governments. The company's work for the Victorian Housing Commission in 1944-49 transformed the firm into a large-scale construction enterprise (Garden 2012:366). In 1950 A V Jennings Industries (Australia) Ltd was formed as a public company with Albert Victor Jennings as its chairman and managing director (Garden 2017). The construction of private housing gathered pace in the 1950s and became the firm's principal activity. (Garden 2017).

In the 1960s, the company's notable building projects, apart from housing, include the Wrest Point Casino, Tasmania (1969-73) and the Adelaide Festival Theatre, South Australia (1970-73) (Garden 2012:366). The company portfolio grew to encompass ventures related to its core home and general construction businesses, including finance, transport, and caravans (Garden 2017). The company continues today as A V Jennings Ltd.

SITE DESCRIPTION

Designed by Buchan, Laird & Buchan and constructed in 1971-72, Nubrik House at 269-275 William Street is a 14-storey (originally 13-storey) commercial building that demonstrates aspects of the Post-War Modernist style. Located on the northwest corner of William Street and Little Lonsdale Street, the building also has a rear (western) frontage to Alsop Lane.

The principal facades to both Little Lonsdale Street and William Street consist of vertical panels of brickwork that vary in width, between which are vertical bands of aluminium framed glass, with opaque panels alternating with clear glazed windows at each floor level. Whilst the brick piers appear to be loadbearing, they are a non-structural veneer, concealing an interior structure that is an unusual composite of a reinforced concrete column and slab frame supported on its perimeter by sections of loadbearing brickwork.

The Little Lonsdale Street façade of the building is divided into five vertical modules divided by wide brick piers, with each module in turn divided into two vertical glazed panels by narrow brick piers. The southern half of the William Street façade comprises a single vertical module divided into two vertical glazed panels by narrow brick piers, as for the Little Lonsdale Street façade. The northern half of the facade comprises a sheer wall of face brickwork. The windows sashes are fixed, with some fitted with wall hung air conditioning units. The building has no formal termination at the top level which is typical of the style. The vertical panels of brickwork extend above the roof line and appear to have undergone some repair work, possibly during the 1997 construction to add the penthouse apartment.

At street level the wall has been rendered. The southern end, above street level, is divided into two modules divided by a narrow brick pier and inset with the glazed curtain wall system

At street level along Little Lonsdale Street, a solid brick base follows the fall of the site above which are four large fixed aluminium framed windows. Above each window a deep unpainted concrete lintel supports the narrow brick piers above. On William Street, the sheer wall of face brickwork extends to the street level, but has been rendered and painted.

The corner of the building above street level has a projecting cantilevered awning with a double curve (this appears to be a later addition), and a recessed entry of contemporary aluminium framed glazing. The base of the corner pier of brickwork has also been rendered and painted.

Facing Alsop Lane, the northern half of the facade comprises a sheer wall of brickwork with small louvres at some floor levels for ventilation. The southern half comprises a single vertical module divided into two vertical glazed panels by narrow brick piers supported on a deep unpainted concrete lintel, as for the Little Lonsdale Street façade. At the laneway level, a recessed roller shutter door sits below three large fixed panels of glass.

INTEGRITY

Nubrik House is highly intact with very few changes visible to original or early fabric. The building retains its original scale, form and configuration, including a strong vertical emphasis resulting from the alternating pattern of wide brick piers separated by vertical panels of glazing, unrelieved by any horizontal connectivity other than the deep reinforced concrete beams at the first-floor level. Alterations include the addition of a corner awning, replacement of the original recessed entry with contemporary glazing, the additional penthouse level, and the rendering and painting of the base of the corner pier and northern section of wall along William Street. Overall the building has very high integrity.

COMPARATIVE ANALYSIS

During the early 1950s, following the end of the World War Two, building activities in central Melbourne slowly revived. The Post-War Modernist style, which was accompanied by the development of the curtain wall, became popular and was the preferred style for the new wave of early high-rise commercial buildings. During the late 1960s and beyond, the style developed with a more eclectic use of materials and forms, combining expansive glazed panels with solid masonry sections to achieve a less repetitive, more distinctive and robust aesthetic.

The following examples are comparable with Nubrik House, being of a similar use, scale, style and/or construction date.

State-significant places

A small number of 1960s to mid 1970s buildings in the Hoddle Grid within the City of Melbourne have been assessed as being of State-level significance and are included in the Victorian Heritage Register (VHR). These include:

- Total House, 170-90 Russell Street (Bogle & Banfield 1964-65; VHR H2329 & HO1095)
- Former Hoyts Cinema Centre, 134-44 Bourke Street (Peter Muller 1966-69)
- Victorian Government Offices, Treasury Reserve Precinct (Yuncken Freeman 1967-68 – outside the Hoddle Grid)
- Eagle House, 473 Bourke Street (Yuncken Freeman 1971-72; VHR H1807 & HO901)
- BHP House, 130-148 William Street (Yuncken Freeman 1969-72; VHR H1699 & HO767).

Locally-significant places

As only a piece-meal evaluation of postwar buildings within the Hoddle Grid in the City of Melbourne has previously occurred, few buildings from this period are currently included in the Heritage Overlay of the Melbourne Planning Scheme on a permanent basis. Those that are, are generally currently included within Heritage Precincts but are recommended for inclusion in the Heritage Overlay as Individual Heritage Places, as follows:

Precinct Heritage Overlay



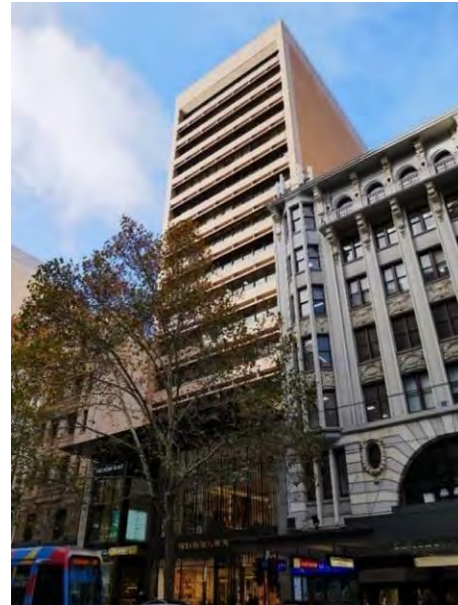
Former Reserve Bank of Australia, 56-64 Collins Street (Commonwealth Department of Works, 1964-66) included in HO504 Collins East Precinct as a Contributory place.



Former State Savings Bank of Victoria, 45-63 Swanston Street, (Buchan Laird & Buchan, 1974) included in HO505 Flinders Gate Precinct (Non-contributory).



Wales Corner, 221-231 Collins Street (Stephenson & Turner, 1964-66) included in HO502 The Block Precinct (fronting Collins Street) & HO506 (fronting Swanston Street) Collins East Precinct as a Contributory place.



Former Commercial Banking Company of Sydney Building, 251-257 Collins Street, (Bates Smart & McCutcheon, 1974-73) included in HO502 The Block Precinct (fronting Collins Street) & HO506 (fronting Flinders Lane) (Non-contributory).

One individual heritage place recently included in a site-specific Heritage Overlay on a permanent basis is the Scottish Amicable Building, 128-146 Queen Street (Yuncken Freeman, 1966) (HO1213):



Scottish Amicable Building, 128-146 Queen Street

Other examples

Despite the demolition of many 1960s and 1970s multi-storey commercial buildings in the City of Melbourne, a number of fine and highly representative examples of this building type that are not currently included in the Heritage Overlay on a permanent basis have been retained with sufficient integrity to demonstrate this class of place. These buildings clearly illustrate the advancement of construction techniques from the 1960s through to the mid 1970s and demonstrate the broad range of design approaches of the period. The podiums of the majority of these places have been modified at street level. Examples include:



Former RACV Club, 111-129 Queen Street (Bates Smart & McCutcheon, 1961) (Interim HO1068)



Former Australia Pacific House, 136-144 Exhibition Street (McIntyre McIntyre & Partners, 1975-78)



Royal Insurance Group Building, 430-442 Collins Street, (Yuncken Freeman, 1965) (Interim HO1010)



Office Building, 516-520 Collins Street (architect unknown, c1974)



Former Guardian Building, 454-456 Collins Street (Bates Smart & McCutcheon, 1960-61)



Former South British Insurance Company Ltd Building, 155-161 Queen Street (Bates Smart & McCutcheon, 1961-62)



Former State Savings Bank, 258-264 Little Bourke Street (Meldrum & Partners, 1961)



MLA Building, 308-336 Collins Street (Stephenson & Turner, 1963)



Royal Mail House, 255-267 Bourke Street (D Graeme Lumsden, 1963)



Former Sleigh Corner Building, 158-164 Queen Street (Bates Smart & McCutcheon, 1964)



The Former Houston Building, 184-192 Queen Street (E & G Kolle & Associates, 1965)



AMP Tower and St James Building Complex, 527-555 Bourke Street (Skidmore Owings & Merrill in association with Bates Smart & McCutcheon, 1965-69)



Former Dalgety House, 457-471 Bourke Street (Peddle Thorp & Walker, 1966-68)



Former State Saving Bank of Victoria, 233-243 Queen Street (Godfrey & Spowers, Hughes Mewton and Lobb, 1967-68)



Former Legal & General House, 375-383 Collins Street (B Evans, Murphy, Berg & Hocking, 1967)



Former AMP Building, 344-350 Collins Street (Godfrey & Spowers, Hughes Mewton and Lobb, 1966-68)



Equitable House, 335-349 Little Collins Street (unknown architect, 1968)



Former Australia-Netherlands House, 468-478 Collins Street (Meldrum & Partners with Peddle Thorp Walker, 1968-70)



Former Methodist Church Centre, 130-134 Little Collins Street (Bates Smart & McCutcheon, 1966-67)



Cowan House, 457-469 Little Collins Street (E & G Kolle, 1969)



Lonsdale Exchange, 447-553 Lonsdale Street
(Commonwealth Department of Works, 1969)



Former Dillingham Estates House, 114-128 William Street
(Yuncken Freeman, 1976) (Interim HO1180)



Former Bryson Centre, 174-192 Exhibition Street (Perrot
Lyon Timlock & Kesa, 1970-72)



Former Commonwealth Banking Corporation Building,
359-373 Collins Street (Bates Smart & McCutcheon,
c1972-75)



Office Building, 178-188 William Street (McIntyre McIntyre
& Partners, 1972-73)



Former Law Department Building, 221-231 Queen
Street (Fischer Group, 1972)



Former National Bank of Australasia Stock Exchange Branch, 85-91 Queen Street (Meldrum & Partners, 1973)



Former MLC Building, 303-317 Collins Street (Demaine, Russell, Trundle, Armstrong & Orton, c1970-1973)



Office Building, 589-603 Bourke Street (Peddle Thorp de Preu, 1973-75)

Analysis

Built in 1971, Nubrik House at 269-275 William Street is a highly intact example of a Post-War Modernist building, that combines expansive glazed panels with solid masonry sections to achieve a less repetitive, more distinctive and robust aesthetic. While the adopted structural masonry was designed to be exposed in the interior, the exterior design of Nubrik House consciously emphasised the unconventional use of high vertical panels of brickwork to give the appearance of supporting the building, although the external brickwork was actually supported by the internal reinforced concrete frame. In this respect the building differs from many of its contemporaries that also utilised brickwork as their primary façade material. In the other examples brick is used as a nonloadbearing infill or as cladding materials where the primary structure (usually reinforced concrete) is deliberately expressed or through the spandrels.

While the primary uses differ, Nubrik House is also comparable to the residential towers Treasury Gate at 93-101 Spring Street (Interim HO1262 – recommended as individually significant in the

Hoddle Grid Heritage Review), which also features high vertical panels of brickwork that appear to be the primary structural basis of the building, especially on the podium element which is similarly separated by vertical bands of aluminium framed glass alternating with lightweight opaque panels at each floor level. The building is also somewhat comparable with , 447-453 Lonsdale Street (recommended as individually significant in the Hoddle Grid Heritage Review), which also used brick as non-loadbearing infill but where the primary reinforced concrete structure is clearly expressed.

The subject building is distinguished by its design that consciously utilised bricks, the main product of the company, to promote this material, and in a way that visually suggests it is fulfilling a structural role.

ASSESSMENT AGAINST CRITERIA

✓ **CRITERION A**
Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B
Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C
Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

✓ **CRITERION D**
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

✓ **CRITERION E**
Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

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

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

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

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

OTHER

N/A

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PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** Ungraded

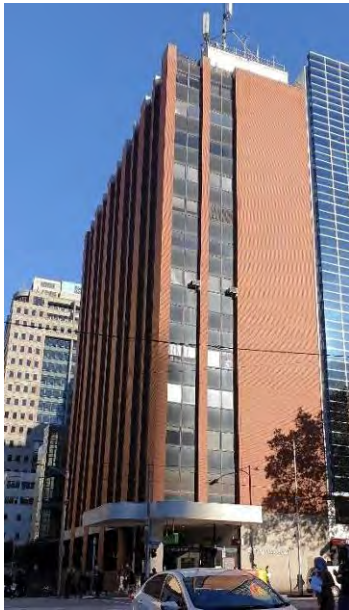
**Central City Heritage
Review 1993** Ungraded

**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Nubrik House



PS ref no: HO 1378XXXX





What is significant?

Nubrik House at 269-275 William Street, Melbourne, completed in 1972 to a design by Buchan, Laird & Buchan, ~~is significant.~~

Elements that contribute to the significance of the place include (but are not limited to):

- ~~The building's~~ original ~~building-external~~ form and scale;
- ~~Original~~ configuration of vertical panels of brickwork separating vertical bands of aluminium framed glass, with opaque panels alternating with clear glazed windows at each floor level, offset by sheer walls of face brickwork to the William Street and Alsop Lane facades; ~~and~~
- ~~Original~~ aluminium framed windows.

Later alterations, particularly at street level, are not significant.

How it is significant?

Nubrik House at 269-275 William Street is of historical, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

Nubrik House, designed by Buchan, Laird & Buchan and constructed by A V Jennings Industries Australia Ltd, is historically significant for the evidence it provides of Melbourne's postwar development and rapid growth of corporate architecture of the 1950s-70s. Its development reflected the expansion of large national and international companies opting for construction and naming rights of new city office buildings as a form of promotion and fund investment. Nubrik House was constructed as the national headquarters for Brick & Pipe Industries Ltd, Victoria's biggest brick makers, and one of Australia's largest brick manufacturers. The building was named after the company's main brand, Nubrik. The

building is distinguished by the extensive and prominent use of brick in the building's construction to promote the products of the building's original owner, Brick & Pipe Industries Ltd. (Criterion A)

Nubrik House is significant as a highly intact example of a Post-War Modernist commercial building constructed during the postwar period that utilised a reinforced concrete frame. This framing allowed for a variety of design approaches to the non-loadbearing façades. During the late 1960s and beyond, the style developed with a more eclectic use of materials and forms, combining glazed panels with solid sections to achieve a less repetitive, more distinctive and robust aesthetic. The principal façades of Nubrik House to both Little Lonsdale Street and William Street are demonstrative of this tendency, combining glazed panels with solid masonry sections. (Criterion D)

Nubrik House is of aesthetic significance for its distinctive design that adopted robust brick piers as one of the main design elements. While the structural masonry was used internally and designed to be exposed in the interior, the exterior design of Nubrik House consciously emphasised the unconventional use of high vertical panels of brickwork to give the appearance of supporting the building, although the external brickwork was actually supported by the internal reinforced concrete frame. While the brick piers appear to be loadbearing, they are a non-structural veneer, concealing an interior structure that is an unusual composite of a reinforced concrete column and slab frame supported on its perimeter by sections of loadbearing brickwork. Designed by Buchan, Laird & Buchan for Brick & Pipe Industries Ltd, Victoria's biggest brick manufacturer at the time, the subject building is distinguished by its design solution that consciously utilised bricks, the main product of the company, to promote this material, and in a way that visually suggests it is fulfilling a structural role. (Criterion E)

Primary source

[Hoddle Grid Heritage Review \(Context & GJM Heritage, 2020\)](#)~~Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)~~ [Hoddle Grid Heritage Review \(Context & GJM Heritage, 2020\) \(updated March 2022\)](#)

**GUILDFORD & HARDWARE
LANEWAYS HERITAGE STUDY**
METHODOLOGY REPORT

Prepared for
City of Melbourne

May 2017
Updated October 2018

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1.0 Introduction

This report documents the methodology and tasks undertaken in the recently completed Guildford and Hardware Laneways Heritage Study for the City of Melbourne. Lovell Chen was commissioned to undertake the study in March 2016. The study area is shown at Figure 1.

The study required the consultants to determine which properties in the study area (comprising five city blocks bounded by La Trobe, Elizabeth, Little Collins and Queen streets), warrant heritage protection under the Melbourne Planning Scheme. The opposite sides of the bordering streets, being the north side of La Trobe Street, west side of Queen Street, south side of Little Collins Street and east side of Elizabeth Street, were also included in the study.

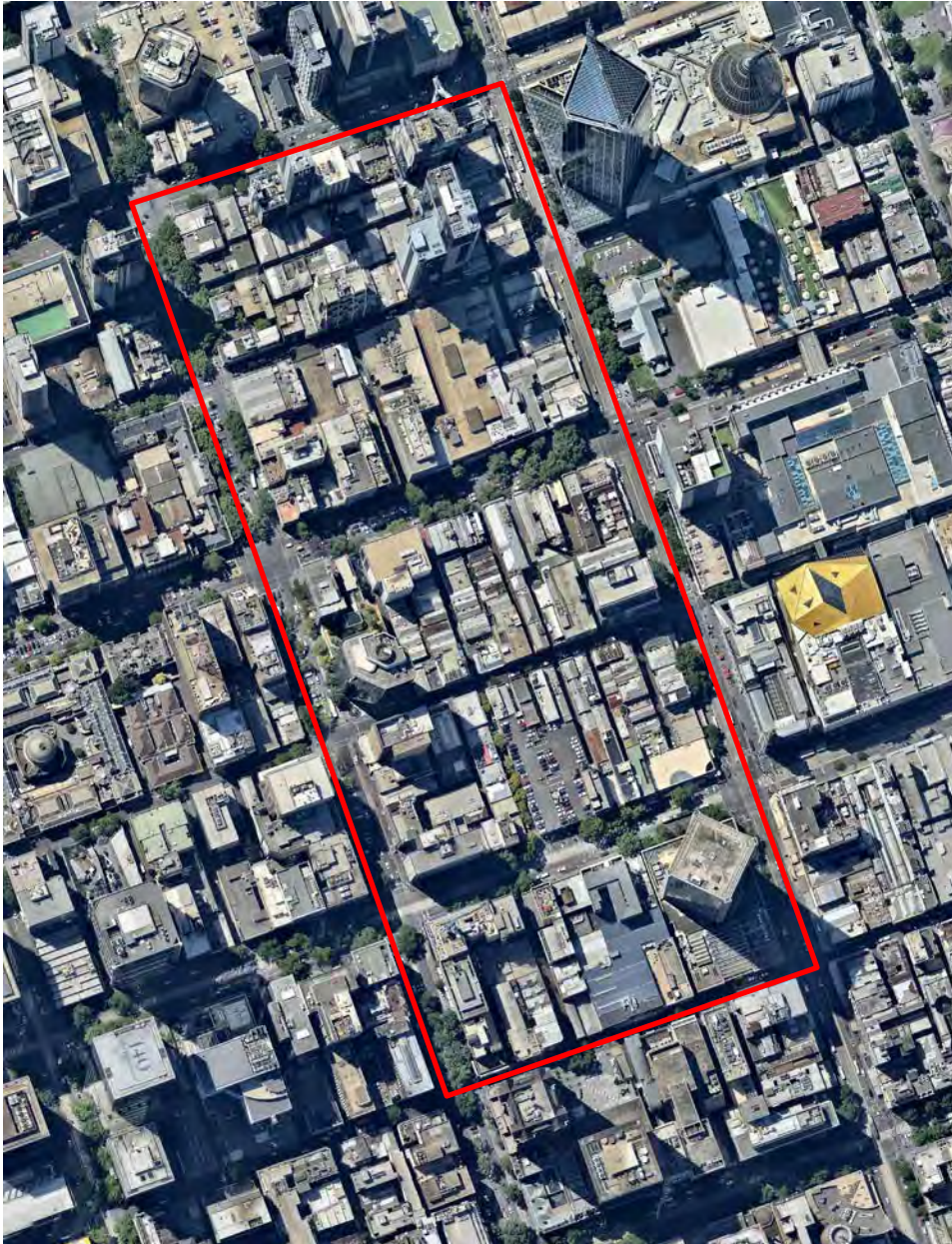


Figure 1 Recent aerial photograph with study area bounded in red. Little Collins Street is at the south end of the area (bottom of image) and La Trobe Street is at the north, with Queen Street at the west and Elizabeth Street at the east. North is at top of image
Source: Nearthmap

1.1 Project tasks

The principal project tasks were as follows:

- Preparation of a Project Management Plan
- Review of existing documentation relating to the study area and places within it, including information from previous heritage studies/reports, and other relevant information provided by the City of Melbourne
- Field work, including a survey of the entire study area and inspection of each property from the street and side or rear laneways
- Historical research into the study area, including the area as a whole, streets and lanes within the area, and individual properties as required; this included collation of information such as historical maps, plans and photographs
- Assessment and preparation of documentation (heritage citations) for the two identified precincts (together with schedules of properties included in the precincts); for properties recommended for new individual Heritage Overlay controls; and for select properties with existing individual Heritage Overlay controls
- Preparation of a Methodology Report (this report)
- Meetings with Council

The approach to the various tasks are outlined below at Section 3.0.

1.2 Property gradings

Council provided the consultants with an excel spreadsheet of properties within the study area. This included property addresses and existing property gradings, as per the A, B, C, D alphabetical gradings system. The gradings are referred to in the precinct and property citations as 'previous' gradings.

No new alphabetical grading, coming out of this assessment, is identified in the study documentation. Rather, Lovell Chen has assessed the relative level of heritage significance/value for each property using the 'significant', 'contributory' or 'non-contributory' categories.

The significant, contributory or non-contributory definitions are from a separate heritage study and review, undertaken by Lovell Chen for the City of Melbourne in 2015 and 2016. This study, which is documented in the *Methodology Report for the City of Melbourne Heritage Review: Local Heritage Policies and Precinct Statements of Significance* (September 2015), included the following definitions:

A significant heritage place:

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.

A contributory heritage place:

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.

A non-contributory heritage place:

A 'non-contributory' place does not make a contribution to the heritage significance or historic character of the precinct.

2.0 Study outcomes and recommendations

The Guildford and Hardware Laneways Heritage Study identified two new heritage precincts and seven new properties of individual significance outside the precinct boundaries. It is recommended these precincts and individual places be included in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

2.1 Recommended precincts

The recommended precincts are:

- Guildford and Hardware Laneways Precinct
- Elizabeth Street West Precinct.

Copies of the precinct citations and attached property schedules are included at Appendix A.

2.2 Recommended individual Heritage Overlays

The recommended new properties of individual heritage significance are:

- 388-390 Bourke Street
- 414-416 Bourke Street
- 337-339 La Trobe Street
- 358-360 Little Collins Street
- 362-364 Little Collins Street
- 369-371 (rear) Lonsdale Street
- 128-146 Queen Street.

Copies of the individual place citations are included at Appendix B.

2.3 Existing individual Heritage Overlays with updated citations

In addition to the above, revised and updated property citations were prepared for the following places with existing individual Heritage Overlay controls:

- HO546 Bourke Street 421, Melbourne
- HO618 Elizabeth Street 245-269, Melbourne
- HO665 Hardware Lane 55-57, Melbourne
- HO667 Hardware Lane 63-77, Melbourne
- HO716 Lonsdale Street 377-381 Melbourne
- HO724 McKillop Street 15-19, Melbourne
- HO725 McKillop Street 18-22, Melbourne.

Copies of the revised and updated individual place citations are included at Appendix C.

3.0 Methodology and approach

3.1 Project management plan

In April 2016, following an inception meeting with City of Melbourne officers, and limited initial field work and research, a project management plan was submitted to Council. The latter included a timeline, and confirmation of the proposed methodology and approach to the heritage study.

3.2 Review of documentation

This was another early task of the project, and involved a review of existing documentation relating to the study area and places within it. This included information from previous heritage studies/reports, and other relevant information provided by the City of Melbourne. Documentation reviewed included

Building Information Forms (BIFs) from earlier heritage studies; and information contained in i-heritage, the Heritage Victoria HERMES database, and the Victorian Heritage Register (VHR).

3.2.1 Existing Heritage Overlays

There are a number of individually significant places within the study area, which are already included in the Heritage Overlay. Of these, the places with older property citations which contained limited information, were also reviewed and more up to date citations were prepared for these places. These are listed at Section 2.3.

3.3 Field work

Field work, including a survey of the entire study area, was undertaken by all team members in February-May 2016. This involved the inspection of each property from the street, including side and rear laneways; and a survey of each street/laneway within the study area. The aim was to identify places which warranted further investigation and heritage assessment, and those which would be excluded from this further investigation. The survey helped to establish that two new precincts were in the study area, as well as a number of individually significant properties which either warranted individual Heritage Overlay controls, or inclusion in the new precincts as individually significant places. The survey also helped establish the recommended precinct boundaries.

The historical research (see below) also informed the field work and survey.

3.4 Historical research

As noted, historical research was undertaken into the study area, including the area as a whole, streets and lanes within the area, and individual properties as required. The research investigated the pattern of historical development of the broader study area, as well as that of the localised blocks. This shed light on the evolution of the area, from the implementation of the Hoddle Grid in early Melbourne, through to later post-WWII development. Understanding the growth of the laneways network was particularly important, including their early and evolved uses, and the types and forms of development associated with the laneways over time. Similarly, the evolution of the streets within the study area, including Elizabeth Street, was researched in some depth.

Sources such as directories, municipal rate books, photographs, maps and plans were analysed for patterns of development and occupation, shedding light on the locations and concentrations of historic manufacturing, commercial, retail and residential uses, as well as building typologies in the study area.

More targeted research was also undertaken into individual properties, including the dates of construction, original owners, and in some cases later owners and occupants.

The historical research informed the written histories as included in the precinct and individual property citations. The latter also have an overview of the general historical context of the area, and a history focusing on the establishment and use of the property.

The historical research additionally informed the assessment of historical significance.

In terms of historical research, the primary and secondary sources utilised included the following:

- Sands & McDougall directories (various dates)
- MMBW detail and 160:1 plans, State Library of Victoria
- State Library of Victoria's picture collection
- State Library of New South Wales' picture collection, including the American and Australasian Photographic Company collection
- Digitised newspapers on the National Library of Australia's Trove website
- City of Melbourne rate books, held at Public Record Office Victoria (digitised in series VPRS 5708/P9)
- State Library of Victoria's digitised maps and plans collections, including Mahlstedt fire insurance plans and the 1866 isometric plan by De Gruchy and Leigh

- City of Melbourne Building Application index, copy held by Lovell Chen
- Miles Lewis' Australian Architectural index, via <http://www.mileslewis.net/australian-architectural.html>
- *Encyclopedia of Australian Architecture*, Phillip Goad and Julie Willis, 2012
- *Melbourne Architecture*, Phillip Goad, 2009
- *Melbourne's Marvellous Modernism*, National Trust of Australia (Victoria), 2014.

The 'Bibliography' at Section 4.0 of this report identifies the full range of sources used.

3.5 Assessment and documentation

Documentation, in the form of heritage citations, was prepared for the two identified precincts, properties recommended for new individual Heritage Overlay controls, and select properties with existing individual Heritage Overlay controls. This occurred for the latter where the existing citation (usually of some age) was considered inadequate in terms of the information, analysis and assessment it contained in relation to the subject property.

The citations include property identification information and maps showing the extent of the recommended Heritage Overlay control; images, maps and plans (historic and current); historical overview; description; analysis of significance including comparative analysis and assessment against criteria; statement of significance; and recommended Heritage Overlay controls.

For the precinct citations, as noted, these also include attached property schedules; more detailed information and assessment of the places identified as being of individual significance within the precincts; and a list of the precinct's 'key characteristics'.

Property gradings are identified in all citations.

3.5.1 Description

The descriptions included in the citations are mainly based on the field work inspections referred to above. Each property was inspected from the street and photographed, typically to the extent of what was visible and could be seen from the main street frontage. Rear and side laneway elevations, where publicly visible, were also inspected, and in the context of the study area in some cases contributed to the significance and character of the precincts. This, combined with review of recent aerial photographs, then formed the basis of the brief descriptions.

The relative intactness of buildings is generally noted in the descriptions, including identifying (at a high level) where changes have occurred, although changes which are not visible or obvious from the public domain are not necessarily identified.

For historic commercial/retail buildings, it is often the case that the fabric of the ground floor shopfronts/facades is not original, having been updated and replaced over time. Awnings/verandahs are also mostly not original. Conversely, the upper levels of facades are more often original. This is a pattern which is common to commercial heritage buildings across Melbourne.

3.5.2 Comparative analysis

The purpose of comparative analysis is to compare similar 'types' of places with other broadly similar places (similar in architectural style, period, use, etc.). This assists in determining the relative significance of the heritage place, and identifying distinguishing characteristics of the properties/precincts. Places are 'compared' with regard to intactness, rarity, architectural qualities or merit, or other distinguishing aspects or characteristics of their history or form.

Comparative analysis was undertaken for both individual properties and for the precincts, and is documented in the citations.

3.5.3 *Assessment of significance using criteria*

Assessment criteria as included in the VPP Practice Note *Applying the Heritage Overlay* (July 2015), were utilised in the assessment, and reproduced in the citations, with relevant criteria identified. The criteria are:

Criterion A - Importance to the course or pattern of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Melbourne's history (associative significance).

3.5.4 *Statement of Significance*

Statements of significance in the Heritage Victoria recommended format of 'What is significant?', 'How is it significant?' and 'Why is it significant?' are included in the citations. These refer to the criteria assessments (see above), and identify the key heritage values, characteristics and attributes of significance.

3.5.5 *Assessment of relative level or value of significance*

As noted in relation to the gradings of places, the assessment of the relative level of heritage significance/value was undertaken as per the significant, contributory or non-contributory categories. For a property recommended for an individual Heritage Overlay control, or identified as being of individual significance in either of the two new precincts, the level of local heritage significance is typically higher (significant) than that for a property which is one of a group or collection of properties being considered for a precinct-based or multi-property control (contributory).

3.5.6 *Precinct boundaries*

As noted, the field work helped to identify two new precincts in the study area. Following this, more clearly establishing and refining the boundaries of the precincts was a key task. Again, it was informed by the historical research, and also further field work. For both precincts the boundaries are largely non-contiguous.

The majority of properties within the precincts are of contributory heritage value, complemented by additional places of significant heritage value. The significant, contributory or non-contributory value of properties are identified in the precinct property schedules.

Guildford and Hardware Laneways Precinct

The Guildford and Hardware Laneways Precinct is bounded by La Trobe Street (north), Bourke Street (south), Queen Street (west) and Elizabeth Street (east). The precinct is focussed on the laneways and little streets, and their associated historic development, as located in four city blocks. A fifth block, as included in the study area – extending from Bourke to Little Collins streets - was examined for inclusion in the precinct. This block incorporates two laneways, namely Penfold Place and the thoroughfare of McKillop Street. While some properties associated with these laneways have existing individual Heritage Overlays, the early character of the laneways per se has generally been overwritten by new built form and other interventions which have affected their legibility and significance. Neither lane is therefore proposed for inclusion in the precinct. Furthermore, no new individual heritage places were identified in this block.

The precinct boundary is not fully contiguous, and in some cases the laneways stop at little streets or main streets and thoroughfares, before recommencing on the other side. Where the fronts, sides or rears of historic properties are located to both sides of the laneway or street (this is explained further below at Section 3.5.8), the precinct boundary generally incorporates the intervening laneway or street. In some cases, the extent of the laneway as included in the precinct retains original or early materials, such as historic bluestone kerbs, channels and flagstones, although not all the precinct laneways retain these historic materials. Where the laneways provide a setting to the properties, again including the property fronts, sides or rears, this also resulted in their inclusion in the precinct.

Laneways included in the precinct, either partly or fully, are Hardware Lane, Hardware Street, Guildford Lane, Flanigan Lane, McLean Alley, Niagara Lane, Goldie Place, Warburton Lane, Warburton Alley, Rankins Lane and Kirk's Lane.

Elizabeth Street West Precinct

The Elizabeth Street West Precinct is focussed on the west side of Elizabeth Street between La Trobe Street in the north and Bourke Street in the south. It extends to the west to include the laneways, and properties abutting the laneways, of Zevenboom Lane, Heape Court and Somerset Place.

The precinct boundary is not fully contiguous, and comprises two sections of Elizabeth Street (northern and southern sections) separated by a small sequence of non-contributory buildings including a substantial modern development at 225-235 Elizabeth Street. While the northern and southern sections are independently legible, they come together as two parts of a broader retail and commercial precinct, complemented by the historically related laneways adjoining to the west.

Regarding the related laneways, and as per the Guildford and Hardware Laneways Precinct, in some cases the rear or side of a property has heritage value in terms of the precinct.

Inclusion of individually significant places within the precinct boundaries

These fall into two categories:

- Inclusion of existing individual Heritage Overlay places within the precincts
- Inclusion of newly identified/assessed places of individual significance within the precincts.

Regarding the former, several properties with existing individual Heritage Overlay controls are included in the recommended precincts. These are identified in the property schedules attached to the precinct citations. Their separate individual property citations remain the principal source of their property history, description and significance assessment.

For the newly identified places of individual significance, these are listed in the precinct citations under 'Significant properties'. A separate assessment for these properties utilising the 'What is significant?', 'How is it significant?' and 'Why is it significant?' format is also included.

3.5.7 *Key characteristics*

Both precinct citations include a summary of the key characteristics of the precincts. The key characteristics relate to the valued historic development patterns, as well as historic building and laneway/streetscape characteristics including form, materiality and details.

3.5.8 *Sides and rears of properties*

The property schedules attached to the precinct citations indicate where the rear or side of a property contributes to the historic character and significance of the precinct. This reflects the particular situation in these precincts, where the rear or side of a property can contribute to the heritage value and character of a laneway or little street. It can also occur where the front of a property has been changed or replaced, and has lost its heritage character and value, but the historic rear or side property component to the laneway is retained. In some cases these rear or side components or elevations have their own entrances, and historically have accommodated a different use or operation to the front or main building component.

3.5.9 *Extent of recommended Heritage Overlay*

The citations include a map indicating the extent of the recommended Heritage Overlay control. For the majority of places, this applies to the title or allotment of the property, as based on Land Victoria maps.

3.6 **Methodology report**

Preparation of a Methodology Report (this report) was another project component.

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APPENDIX A

New Precinct citations and attached property schedules



ELIZABETH STREET WEST

PRECINCT CITATION

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Key Elizabeth Street West Precinct

  Proposed Heritage Overlay

Figure 1 Map showing proposed Elizabeth Street West Precinct

1.0 Brief description

The Elizabeth Street West Precinct is located in the Melbourne Central Business District. The precinct is located on the west side of Elizabeth Street between La Trobe Street in the north and Bourke Street in the south. It also extends to the west to include the laneways, and properties abutting the laneways, of Zevenboom Lane, Heape Court and Somerset Place. Several properties with existing individual Heritage Overlay controls are included within the precinct. These are referred to below at 3.7.

2.0 History

Prior to European settlement, the Woi wurrung, Watha wurrung and the Boon wurrung – all groups of the Kulin nation - claimed land which took in what is now the area of greater Melbourne.¹ Members of the Watha wurrung people were known to camp on the elevated ground at the western end of what is now Lonsdale Street, away from the low-lying creek which flowed south to the Yarra River.² The creek was later known as the William or Townend Creek (see below), and the future Elizabeth Street would follow the general alignment of the creek. The Wurundjeri and Boon wurrung people made use of the Yarra and its tributaries, possibly including the Elizabeth Street creek, for fresh water.³ Later flooding events, following European settlement, would be a reminder of the creek and the low-lying nature of this part of central Melbourne.

2.1 Nineteenth century

Elizabeth Street is one of the north-south main thoroughfares of the Melbourne city grid, as surveyed and set down by Robert Hoddle in 1837. It has also traditionally been the central divider between the more elevated eastern and western blocks of the city. As noted, the street is located along the creek bed of the William or Townend Creek, a tributary of the Yarra, which ran from elevated land now in Carlton. The name 'Townend' is believed to have derived from an early business located at the corner of Collins and Elizabeth streets. The stripping away of native vegetation with the development of the city caused erosion of the creek banks, and one early observer described the nascent street as 'a brawling impassable torrent in winter, and a snake-haunted gully in summer'.⁴ A later depiction of early Melbourne shows the creek bed and channel in the centre of the street, with low bridges for the cross-roads (Figure 2). Townend Creek – and the state of the roadway – caused much annoyance to Melbourne's early residents, and Elizabeth Street for many years was regularly rendered a dangerous and 'immense ditch' after rain.⁵

The construction of the first General Post Office (GPO) in 1841 at the intersection of Bourke and Elizabeth streets marked the 'symbolic centre' of the growing city.⁶ An advertisement for land opposite the reserve praised the suitability and centrality of the site:

Upon no spot in the Town could Government have fixed with a greater degree of judgement. It is the centre of Melbourne, Elizabeth Street will be the grand approach from Sydney...⁷

However, the construction of the post office did not necessarily result in improved drainage of the street. Even in 1853, a pedestrian recorded his annoyance, noting 'Elizabeth Street and all round the post office one sheet of water ... up to my knees in mud and water.'⁸

It was during this period of the early 1850s, that Elizabeth Street and its northwards extension became the start of the route to the Bendigo goldfields. The street was also by this time recognised as the main north route out of the city, and the beginning of the road to Sydney. Businesses were established along the street which catered directly to the new arrivals who were heading to the diggings, selling provisions including folding beds and stretchers, boots, spirits and food.⁹ Coach services to Ballarat also departed from Hockin's Hotel at the corner of Lonsdale and Elizabeth streets, from as early as October 1851.¹⁰ The existing narrow two-storey shop at 195 Elizabeth Street (Figure 12), constructed in 1853, was initially used as a gold broker's office, and later an oyster saloon (see below).¹¹



Figure 2 Detail of 'Melbourne in 1838', depicted in 1888, with Elizabeth Street indicated. Although unlikely to be an accurate representation of the city in 1838, Elizabeth Street appears more as a channel than a street; note also the bridges for cross roads traffic
Source: State Library of Victoria



Figure 3 Detail from plan of Melbourne, 1855, compiled by James Kearney, showing Elizabeth Street (at centre of plan) and numerous hotels; north is at top
Source: State Library of Victoria

The thoroughfare has long been predominantly commercial in character, with even from the 1850s few residences listed in rates or directories for the street.¹²

By the late 1850s, Elizabeth Street between Bourke and La Trobe streets, was occupied by a variety of businesses, many of which were still servicing the goldfields traffic. These included tent manufacturers and outfitters, grocers, boot makers, pawnbrokers and a number of hotels.¹³ The latter included the Carriers Arms, the Commercial Hotel, the substantial Bush Inn and the Bakers Arms, as shown on the 1855 Kearney plan of Melbourne (Figure 3). In August 1857, architect David Ross advertised for tenders for the 'erection of a large concert hall, ante & other rooms in Elizabeth Street', constructed with a link to Hockin's Hotel.¹⁴ The Assembly Rooms were the venue of numerous events during the 1850s, including 'subscription assemblies', which continued into the 1860s.¹⁵

By the mid-1860s, businesses on the street had diversified to include hairdressers and numerous tobacconists, jewellers and restaurants, and additional hotels, reflecting a shift in the street towards it being a retail and service area for the city. Oyster saloons were also common in Elizabeth Street through the nineteenth and early twentieth century, with these establishments selling what was then a cheap and plentiful shellfish.¹⁶

A depiction of Elizabeth Street of 1866 (Figure 4) provides some insight into development along its west side. The buildings were tightly constructed to property boundaries, with laneways and yards located to the rear. The majority were two-storey commercial and retail buildings, with a small number of single storey and three-storey buildings shown. An extensive row of two storey shops extending south from La Trobe Street can also be seen. These four-roomed brick shops at nos 227-243 Elizabeth Street, which were located in the precinct area but are no longer extant, were owned by W H Mason, and in 1864 were occupied by a grocer, clothier, bootmaker, store, bookseller, fruiter, ironmonger, hairdresser, and a restaurant.¹⁷ Such small retail premises would also generally have accommodated the families which operated them.

By the early 1880s, the state of drainage in Elizabeth Street, particularly at its southern end, reached a crisis point, with a large deputation of 'influential citizens' presenting a petition to councillors on the state of the channels.¹⁸ These channels, or drains, can be seen in the image at Figure 6 as located at the east and west edges of the street. The group noted that the drain 'frequently gives off sickening and overpowering smells [and] in other city such a channel would call forth public indignation'.¹⁹ In June 1884 construction commenced on an underground brick drain extending from Therry Street near the market under the railway line at Flinders Street and to the Yarra River.²⁰ As reported in the *Argus*, the works would address the problem that a 'principal thoroughfare became transformed into a foaming current on such slight provocation' as a few minutes of heavy rain.²¹ The paper also wryly concluded that 'it would seem as if by tacit consent Elizabeth Street had come to be the recognised receptacle of all the filth of the city.'²²

Although Elizabeth Street was in close proximity to some of Melbourne's more prestigious shopping locales, including the Block and Royal arcades, it never developed as a fashionable retail destination. This can again likely be attributed to its geographic location at the low point of the city streets, and its tainted association with the creek and channel. However, by the late 1880s, following completion of the underground drain, the northern end of Elizabeth Street was a more reliable thoroughfare for pedestrians, and deemed by the *Argus* newspaper to be the 'central street of the city'.²³ During the jubilee celebrations of 1887, Elizabeth Street south from Lonsdale Street was closed to traffic to enable people to view the commemorative illuminations of buildings.²⁴

The mixed nature of businesses at the northern end of Elizabeth Street continued through the nineteenth century. Although multi-storey buildings began to proliferate from the late 1880s, between Bourke and Lonsdale streets, the section north of Lonsdale Street remained predominantly low-scale, with buildings generally of two storeys and occupied by single businesses (Figure 6).²⁵ More substantial buildings of this period, which are extant and located in the precinct, include the three-storey shops at nos 245-259 and 261 Elizabeth Street, constructed in 1897 and 1898; and Post Office Chambers, which replaced the Bush Inn at the north-west corner of Elizabeth and Little Bourke streets in the early

1890s.²⁶ The MMBW detail plans (Figure 5) reflect this, with smaller buildings closer to La Trobe Street, and larger premises to the south.

The laneways running parallel to Elizabeth Street generally provided rear access to many of these properties, although there are exceptions. Heape Court developed with a small number of buildings and businesses fronting the laneway. In 1890, rate books list a stone and brick store, a brick store and a brick store with three flats as occupying this lane.²⁷ The Zevenboom brush manufacturing business, established in Fitzroy in the 1860s by John Zevenboom, had moved to Little Lonsdale Street West by the early 1870s and to premises at 333 Elizabeth Street by 1879 where it remained into the mid-1950s.²⁸ Zevenboom Lane is named after this company. Somerset Place also had a mixed use, with both property frontages to the lane and rear access to properties on Elizabeth Street. In 1886 it was recorded as being occupied by a brick foundry, a fenced yard and shed, a wooden house and two brick stores, the latter the only addition to a similar rate description of the early 1870s.²⁹

The journalist John Stanley James, writing under the pseudonym 'the Vagabond', aptly described the character of Elizabeth Street in 1895:

Elizabeth Street is so long that it is compelled to change its name after it has run a mile. It seldom has the crush of pedestrian traffic that Swanston-street has. It is calmer, more business-like and entirely unsentimental. You do not lose your identity in Elizabeth Street as you do in certain other city thoroughfares. It has its picture shops and drapers and fruiterers, but it is less shoppy. The drapers are men's outfitters for the most part.

It possesses some great buildings, relics of the boom which tower to heaven, monumental evidences of our folly. It also possesses some very old shanties of one story, which remind us of the days of early Melbourne, when this was the Sydney-road with a gully in the centre, and bullock drays were bogged in front of the stores ... Even from the earliest days of the city this thoroughfare was a centre of traffic. All traffic northwards passed along it. Great business houses, now migrated to other localities, commenced in Elizabeth Street. From the first it was a thirsty street, and it still possesses a very large proportion of hotels ...³⁰

2.2 Twentieth century

At the turn of the twentieth century, the character of Elizabeth Street was largely as it had been in the nineteenth century: a variety of small-scale provision and service businesses, housed in small retail premises. Businesses operating near Bourke Street included pawnbrokers, tailors, oyster saloons and tobacconists. Aside from the four-storey former Post Office Chambers, to the north of Little Bourke Street were grocers, importers, leather merchants, restaurants and refreshment rooms. Four hotels remained, with the House of Commons at no 191, Hockin's Hotel at the corner of Lonsdale Street, Carriers Hotel at the corner of Little Lonsdale Street, and the Railway Club Hotel at no 327.³¹ The Assembly Rooms associated with Hockin's Hotel became the focus of activities of the Victorian Socialist Party from the early twentieth century, with regular lectures and classes held at the site.³²

From the 1910s, however, the character of the Elizabeth Street shops began to change with an increasing number of bicycle, and later motor related businesses taking up premises in the street. From 1914, when there were two bicycle operations, by the mid-1920s, there were ten such businesses, which included bicycle and motor cycle manufacturers and motor parts retailers and the Sports Motor Depot in the former Railway Club Hotel building.³³ In 1926, motor cycle manufacturers, Stillwell & Parry constructed a showroom, to a design by architect Leslie M Perrott at the corner of Elizabeth and Little Lonsdale streets.³⁴ The *Argus* commented on this change in 1927:

Motor businesses have made peculiarly their own the whole section of Elizabeth Street north of Little Bourke street and environs, and present a double rank of showrooms as far north as the Haymarket.³⁵



Figure 4 Oblique 'isometrical' view south along Elizabeth Street, 1866 (north is at bottom). Image shows buildings on the west side of Elizabeth Street (indicated) from La Trobe Street at the bottom right to Bourke Street at top left
Source: De Gruchy & Leigh, State Library of Victoria

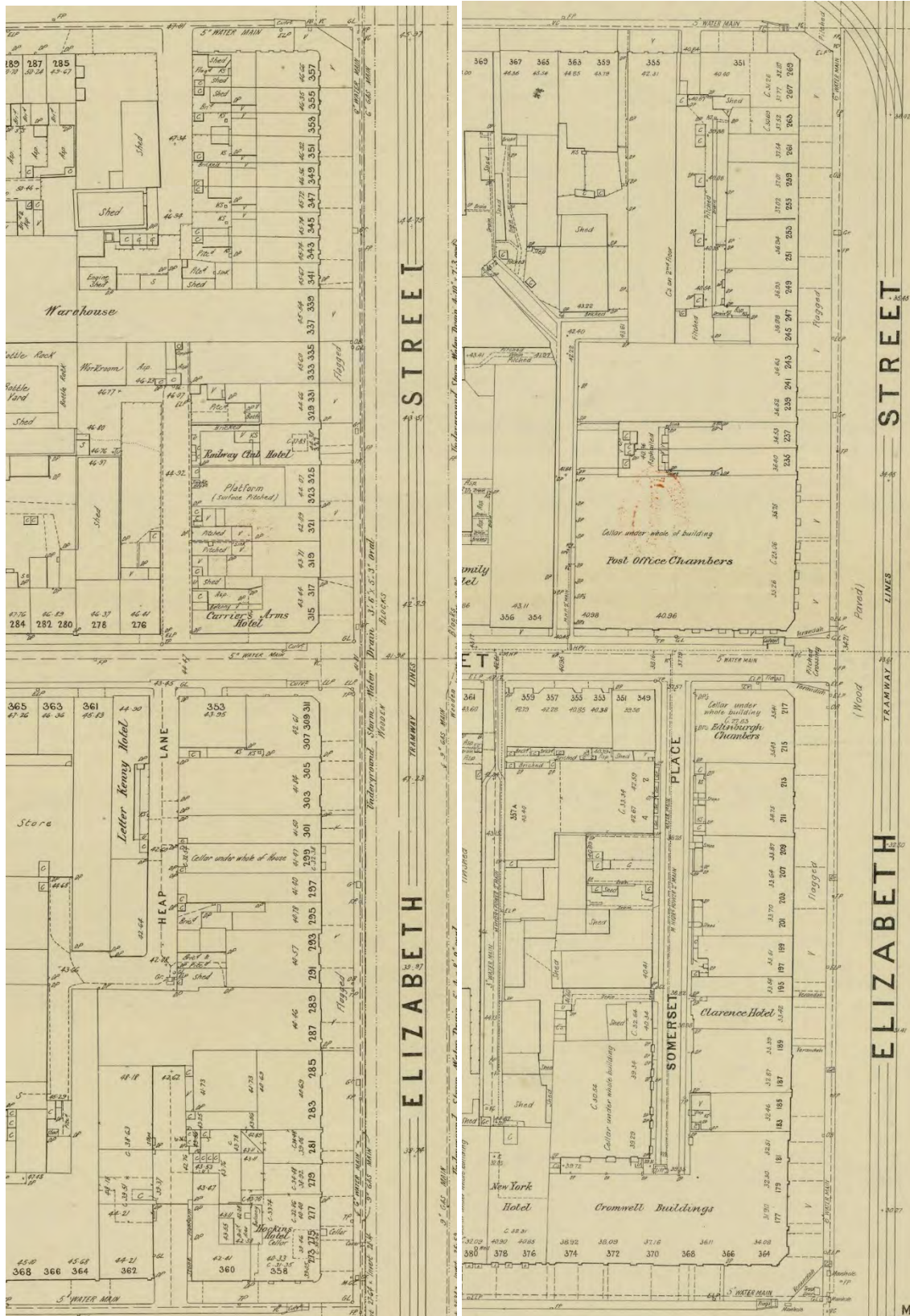


Figure 5 MMBW detail plan no 1017, showing west side of Elizabeth Street between La Trobe and Lonsdale streets (left), and Lonsdale and Bourke streets (right), 1894. North is at the top of both images
 Source: State Library of Victoria



Figure 6 View looking north from the intersection of Bourke and Elizabeth streets towards La Trobe Street, showing the west side of Elizabeth Street, c. 1870s. The streets to the left (from bottom of image) are Little Bourke Street (indicated) and Lonsdale Street. Note the channels/drains on the west and east sides of the street, with associated pedestrian bridges; and the smaller scale of buildings north of Lonsdale Street (at top right of image) Source: Charles Nettleton, State Library of Victoria

The 1910s and interwar period also saw the replacement of Victorian buildings with larger warehouses or showrooms, signalling a development in the area's commercial importance. Large tailoring firms constructed substantial buildings with space for their operations and other tenancies. Such buildings include Wardrop's five-storey building of 1914 at 197-199 Elizabeth Street, which is still extant (Figure 7); and Cassells' reinforced concrete warehouse at 341-345 Elizabeth Street of 1923, also still extant.³⁶ In 1936, the Zevenboom brush manufacturers replaced a brick workshop and warehouse at 276 and 278 Little Lonsdale Street with a three-storey factory.³⁷ Zevenboom Lane gave the company access to both their Little Lonsdale and Elizabeth Street properties. Following the sale of the Zevenboom properties in the mid-1950s, the Little Lonsdale Street warehouse was occupied by shirt makers Phillips Shirts; this building is also extant and located in the precinct.³⁸

Aside from garment manufacturers, other businesses constructed large new premises during this period. The Union Bank of Australia in 1926 constructed a five-storey banking chamber and office building on the prominent corner of Elizabeth and La Trobe streets to a design by Walter and Richard Butler and Marcus Martin (Figure 8). This building is extant and included in the precinct. At the time the *Argus* reported on the building's construction, it noted that there was a 'rapidly improving architectural quality and business activity' in the area.³⁹ The following year, the newspaper publishing company constructed its substantial *Argus* building on the north side of La Trobe Street, outside the precinct boundary. The changes to the size of buildings, both in height and in footprint, can be seen in the 1920s Mahlstedt plans at Figure 9.

Through the twentieth and into the twenty-first century, the Elizabeth Street drainage issues continued to cause problems, with significant floods occurring in the street in 1941, 1972 (Figure 11), 1982 and most recently in 2010.⁴⁰ By the second half of the twentieth century, when the street continued to be occupied by a variety of small and large businesses, there was also an increasing number of electrical and financial related operations. Cafes replaced oyster saloons, and by 1970, only one hotel was still in operation in the precinct. Motor car related enterprises, including motor parts and accessories, plus motorcycle manufacturers also continued to occupy buildings at the northern end of the precinct.⁴¹ Elizabeth Street today remains predominantly retail and commercial focused, with businesses occupying small and large buildings of the nineteenth and twentieth centuries. The laneways to the rear, or to the west of the street, also continue to service the businesses on Elizabeth Street. However, as with their antecedents of the nineteenth century, some businesses also flourish here which are independent of the main street focus.



Figure 7 Wardrop's Buildings, 197-199 Elizabeth Street, photographed c. 1930s
Source: Harold Paynting Collection, State Library of Victoria.



Figure 8 Illustration of new Union Bank at corner of Elizabeth and La Trobe streets
Source: *Argus*, 4 February 1927, p. 15

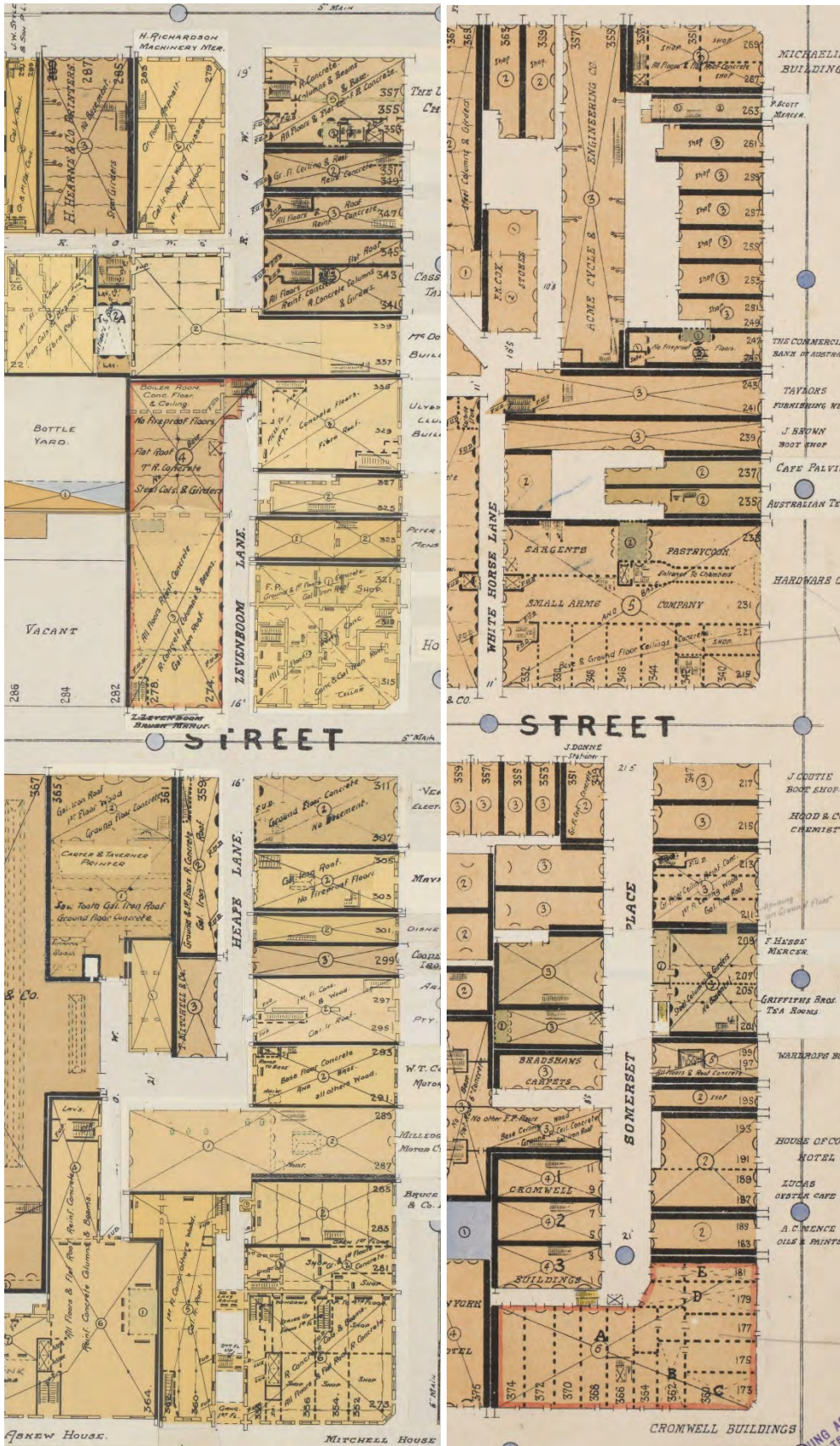


Figure 9 Mahlsted insurance plans of no 4A, 1923 (left) with buildings between La Trobe and Lonsdale streets and no 13, 1925, with buildings between Lonsdale and Bourke streets. North is at the top of both images
Source: State Library of Victoria

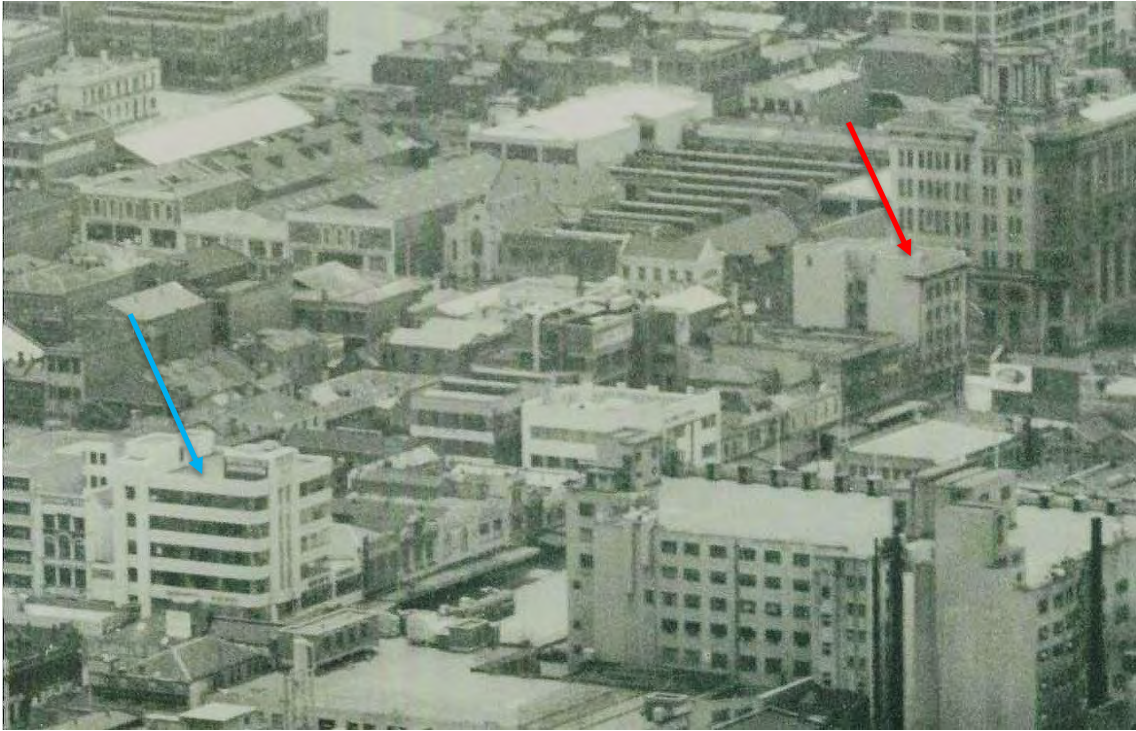


Figure 10 Oblique aerial view from Flinders Street Railway Station, showing west side of Elizabeth Street between Mitchell House (indicated in blue) and the former Union Bank (indicated in red), Charles Daniel Pratt, photographer, c. 1950-c. 1960
Source: State Library of Victoria



Figure 11 Flooding in Elizabeth Street, with GPO in background, 1972
Source: Originally published in the *Age*, copy reproduced in Gary Presland, *The Place for a Village*, 2009, p. 228



Figure 12 No. 195 Elizabeth Street (tobacconist), dates from the early 1850s and was one of the original businesses established to service the burgeoning goldfields traffic; it was used in this period as a gold brokers office

3.0 Description

This section of the citation should be read in conjunction with the attached precinct property schedule.

The Elizabeth Street West heritage precinct comprises two sections of the street separated by a small sequence of non-contributory buildings including a substantial modern development at nos 225-235 Elizabeth Street. While the northern and southern sections are independently legible, they come together as two parts of a broader retail and commercial precinct, complemented by several historically related laneways to the west of Elizabeth Street, comprising Zevenboom Lane, Heape Court and Somerset Place.

In the mid-nineteenth century, both the east and west sides of Elizabeth Street developed as retail areas. However, the east side was notable for significant developments such as the Melbourne General Post Office and St Francis' Church, which broke with the (then) general pattern of small retail premises. On the west side, large-scale development tended to come later.

The section of Elizabeth Street on its west side, included within the precinct, retains more of the fine-grained nineteenth century development, and notwithstanding later and larger commercial buildings, its early form and identity as a retail strip of long standing remains evident.

Significant and contributory buildings in the precinct date from the 1850s to the interwar period.

The precinct property schedule identifies the property address, property name (where relevant), previous heritage grading, and whether the property is significant, contributory or non-contributory. It also includes a brief property description, e.g. ‘two storey Victorian retail premises’.

Regarding the related laneways, the attached precinct property schedule indicates where the rear or side of a property has heritage value in terms of the precinct. This reflects the particular situation in the western extent of this precinct, where the rear or side of a property contributes to the heritage value and character of a laneway. It can also occur where the front of a property has been changed or replaced, and has lost its heritage character and value, but the historic rear or side component to the laneway is retained, and may be significant or contributory. In some cases these rear or side elevations have their own entrances, and historically may have accommodated a different use or operation to the front or main building component.

3.1 Northern section 245 – 353 Elizabeth Street

The northern section of the precinct generally comprises retail premises of two-three storeys anchored by a number of key corner buildings of individual significance, often to designs by noted architects. These include the Butler and Martin-designed former Union Bank of Australia at no 351-7 Elizabeth Street (1926); Harry Norris’ Mitchell House (1936-7) at the intersection of Elizabeth and Lonsdale streets; Arthur Purnell’s Michaels Building (1915) at no 263-269 Elizabeth Street; and Leslie Perrott’s motor showrooms for Stillwell and Parry at no 307-311 Elizabeth Street (1926).

The southern part of the northern section terminates in a long Victorian retail group of individual significance (1897-98). Other valued development in the northern section includes retail premises from the Victorian, Edwardian and interwar periods. Again, these are generally of two storeys with typical rather than exceptional detailing. Of some note within this group are the ornate two-storey Victorian shop at no 287-9 Elizabeth Street; and the three-storey Victorian premises at no 299.

Facades have generally been over-painted and shopfronts have typically been replaced. However, upper levels and parapets are largely intact to their early states and illustrate the evolving retail character of this section of the west side of Elizabeth Street. Boxed awnings, extending over footpaths, are also a characteristic. These have for the most part replaced earlier posted verandahs, where they were included on the Victorian buildings in particular.



Figure 13 Victorian buildings at nos 251-261 on the west side of Elizabeth Street, northern section of precinct.



Figure 14 Development at nos. 259-269 on the west side of Elizabeth Street, northern section of precinct; Michaels Building at the corner of Lonsdale Street is visible at right



Figure 15 Mitchell House (at left) and adjoining development on the west side of Elizabeth Street, northern section of precinct; Lonsdale Street is at left



Figure 16 Development at nos 299-305 on the west side of Elizabeth Street, northern section of precinct

3.2 Southern section 195 – 217 Elizabeth Street

The southern section of the precinct is located to the south of Little Bourke Street and retains its early character to a significant degree. The strip retains buildings from the mid-Victorian to interwar periods, at a range of scales. Its southern boundary is marked by a particularly modest early shop dating from c. 1853, at no 195 Elizabeth Street. A five-storey building to its north was constructed in 1914 by Wardrop's tailors. Further north, a range of early shops and commercial premises survive. These form a sequence of three-storey retail premises including no 201-7 Elizabeth Street (first floor windows have been altered to produce the current Italianate appearance); and an interwar Classical Revival design at 209-13 Elizabeth Street. The group terminates at the individually significant Knight's shops and dwellings at 215-7 Elizabeth Street. These were constructed by Richmond builder, George Freeman, for Andrew Knight in 1869 as three storey retail premises on a prominent corner site.

As with the northern section of the precinct, facades have generally been over-painted and shopfronts have been replaced. Again, upper levels and parapets are largely intact to their early states; and boxed awnings extend over footpaths.



Figure 17 Historic buildings on the west side of Elizabeth Street, southern section of precinct



Figure 18 Historic buildings on the west side of Elizabeth Street, southern section of precinct



Figure 19 Historic buildings on the west side of Elizabeth Street, southern section of precinct



Figure 20 Zevenboom Lane

3.3 Zevenboom Lane

Zevenboom Lane is a blind alley, servicing the rear of nos 315 – 329 Elizabeth Street in the northern section of the precinct. Its interwar character, in part, derives from the intact elevation of former the Phillips Shirt (previously Zevenboom Brush Manufacturers) factory along its western side and the rear of properties to Elizabeth Street to its east. The former shirt factory is a straightforward, three-storey interwar factory incorporating some modest Moderne detailing to its façade and presenting a face brick elevation to the laneway.

Original window openings to the lane incorporate steel-framed windows and concrete lintels. On the opposite side of the laneway and at its northern termination a number of simple brick elevations illustrate the back-of-house activities of the Elizabeth Street premises.

3.4 Heape Court

A number of Elizabeth Street buildings to the south of Little Lonsdale Street are serviced by Heape Court to their rear. This takes the form of a cranked blind alley. The court contains elements such as an early bluestone wall to the rear of no 303-305 Elizabeth Street, and Cooper's Warehouse (1887) to the rear of no 359 Little Lonsdale Street. Cooper's Blacksmith's shop to the rear of nos 361-5 Lonsdale Street dates from c. 1854.

Complementing the early character of the laneway are elements of interwar origin, including unpainted rear elevations in face brick and render, frequently retaining timber doorways, crane beams or interwar steel-framed windows. The court is illustrative of Victorian and early twentieth century development in a laneway in this area of the city. Heape Court retains original bluestone kerbs, channels and flagstones.



Figure 21 Heape Court



Figure 22 Heape Court



Figure 23 Somerset Place

3.5 Somerset Place

Somerset Place, in the southern section of the precinct, services the rear of buildings at nos 195–217 Elizabeth Street. The laneway comprises an unusual collection of Victorian, Edwardian and interwar factories and warehouses. Unusual bluestone elements to the rear of nos 201-7 and the weathered brick elevation of no 195 are of particular note. The interwar elevations tend to simple brick expressions with steel framed windows. These are typically of two to three storeys and are largely intact to their upper levels. While changes at ground floor level have been undertaken in some instances to allow adaptive reuse to occur, and to activate the laneway streetscape, the original building forms and materiality have typically been retained allowing the early character to survive. An Edwardian warehouse at no 17 is of particular note surviving, apart from striking over-painting and replacement of window joinery, in good original condition. The western streetscape is also notable for the extent to which early basements are incorporated into building designs.

3.6 Significant properties

The following are properties of individual significance in the Elizabeth Street West Precinct, which do not currently have an individual Heritage Overlay control. They have been assessed and identified as significant during the course of this precinct study. These properties are identified as significant in the attached precinct property schedule.

Those properties within the identified precinct which currently have an individual Heritage Overlay control are also identified in the property schedule. They are not described in detail below, but have been assessed in their separate individual property citations.

3.6.1 359 Little Lonsdale Street (Victorian factory/warehouse at rear only)

This property is at 359 Little Lonsdale Street, Melbourne. It was previously graded C (front and side) and D (rear). It is the rear component of the property to Heape Court (1880s Victorian warehouse) which is of individual significance.

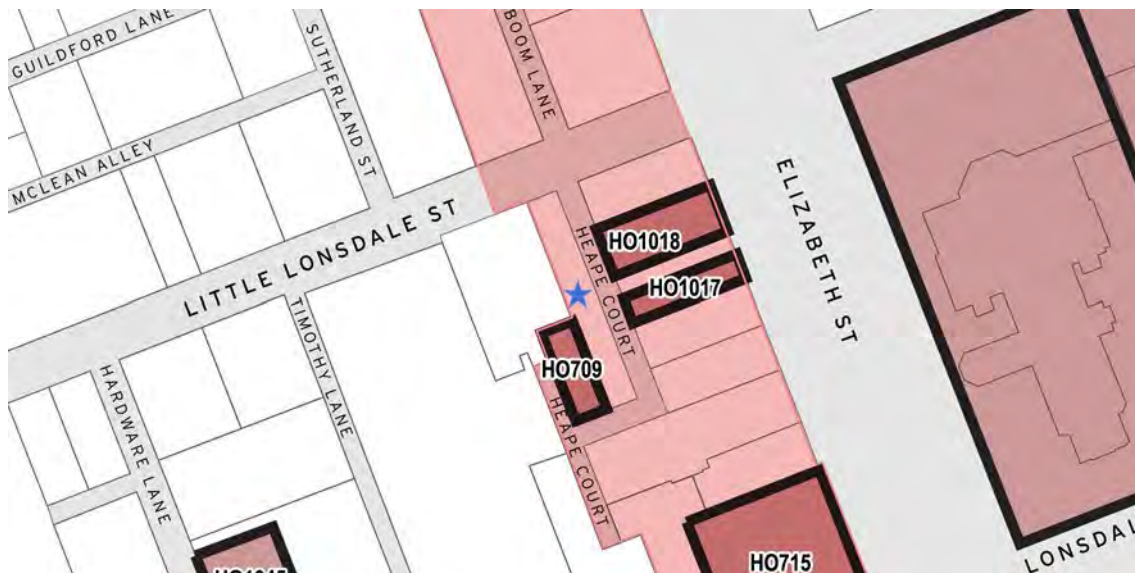


Figure 24 Location of 359 Little Lonsdale Street indicated by blue star



Figure 25 South elevation of the subject three-storey brick building at left (indicated); the rear of the building at 291-3 Elizabeth Street is visible in the distance

What is Significant?

History

The property at 359 Little Lonsdale Street comprises a 1920s commercial and factory/warehouse building fronting Little Lonsdale Street, and a c. 1889 three-storey brick warehouse at the rear, fronting Heape Court.

The whole of the property was owned by William Ryan, but originally comprised a number of buildings. The front half of the site to Little Lonsdale Street was previously occupied by the Letter Kenny Arms Hotel, which had operated from the site from as early as 1870.⁴² To the rear of the hotel building, and accessed from Heape Court, were two cottages. At the time of Ryan's death in 1881, the site was described as comprising the brick and bluestone hotel and two brick cottages.⁴³

The cottages remained at the rear of the hotel until 1888, when they were demolished and replaced by a 'brick store [of] 3 floors.'⁴⁴ This warehouse, which is the subject three-storey brick building, was owned and occupied by furniture makers Nunan Bros, and was used as their factory. The company produced dining tables, sideboards and chairs at Heape Court, for sale from their premises at 248-258 Swanston Street.⁴⁵

The warehouse and hotel to Little Lonsdale Street are shown on the MMBW detail plan of 1894 (Figure 26). In 1916, the Letter Kenny Hotel was one of the over 1,000 hotels in Victoria which were closed as part of the work of the Licences Reduction Board, undertaken in the 1900s-1910s.⁴⁶ The former hotel

was sold as part of an executor's realising auction in 1919.⁴⁷ By 1923, the hotel building had been demolished and a two-storey motorcycle warehouse and showroom was constructed. Both the rear three-storey warehouse and the new building were occupied by motorcycle accessories retailers Bradshaw, Mitchell Pty Ltd.⁴⁸

Description

The former c. 1889 Nunan Bros factory/warehouse survives as a remarkably externally-intact three-storey masonry building constructed to the boundaries of its laneway site (Heape Court). Its external expression derives from utilitarian face brick walls in English bond. Fenestration comprises a regular arrangement of simple segmental-arched head window openings with bluestone sills. Original sliding sash windows typically survive throughout. Generous segmental-arched landing doors at the southern end of the Heape Courte elevation provide access for goods to and from the internal floor levels. The movement of goods to upper levels was facilitated by an external hoist and an original crane beam survives at roof level. Cast iron bars to ground floor windows and original or early joinery to the principal entry also survive. Apart from corbelled brick detailing to upper levels at the south-eastern corner of the building, the warehouse is without ornament. Even this detail derives from the practical need to avoid vehicle impacts at ground floor level rather than a desire for decorative effect.

It is likely that the hipped roof of the warehouse was originally clad in slate. This has been replaced in modern steel. The building has been painted at ground floor level although the original face brick expression at the upper levels survives. Beyond this, the building survives, externally, in good condition and a high level of intactness and integrity to its original state.

How is it Significant?

The c. 1889 three-storey brick warehouse at the rear of 359 Little Lonsdale Street, which fronts Heape Court, is of local historical and aesthetic/architectural significance.

Why is it Significant?

Historically, the building dates from the late 1880s, and is a surviving example of an externally intact utilitarian building of this period, associated with historic laneway development to the west of Elizabeth Street. It is also a significant and prominent contributor to the surviving Victorian-era buildings of Heape Court.

Architecturally, while it is a utilitarian building, it is a representative example of a 1880s factory/warehouse in the central city. It is unembellished, but still retains the key elements associated with its original design and use, including regular segmental-arched head windows with bluestone sills and original sliding sashes; segmental-arched landing doors to provide access to and from the internal floors; external hoist and crane beam at roof level; cast iron bars to ground floor windows; and original or early joinery to the principal entry.

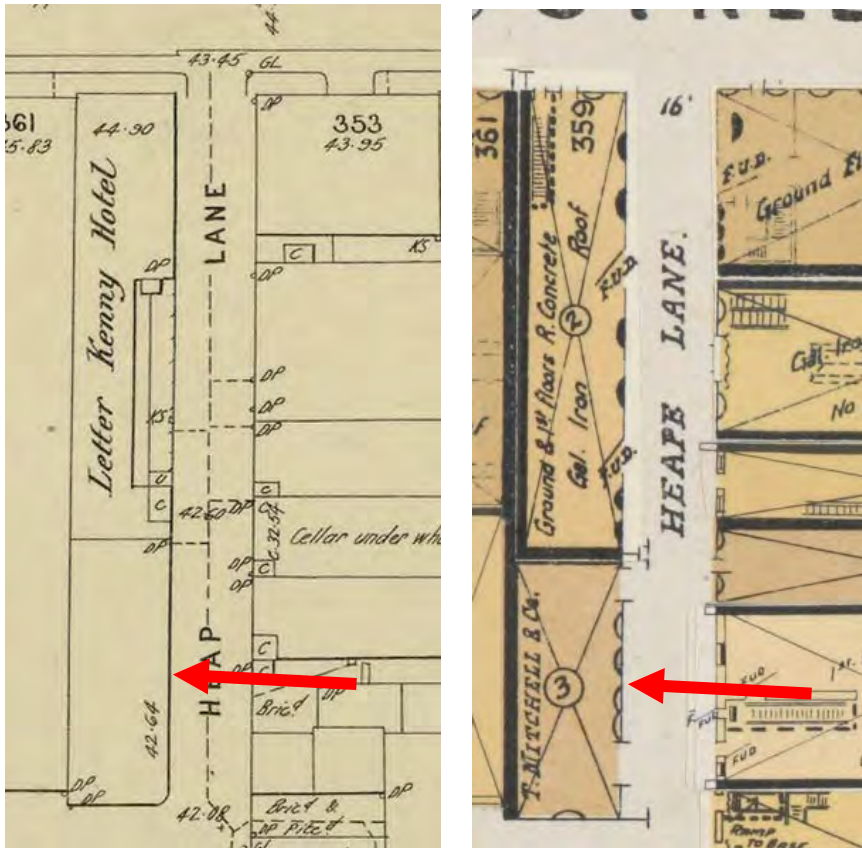


Figure 26 MMBW detail plan no 1017, 1894 (left) and Mahlsted fire insurance plan, 1923 map 4A (right), with warehouse at rear of 359 Little Lonsdale Street indicated
Source: State Library of Victoria

3.6.2 287-9 Elizabeth Street

This property is at 287-9 Elizabeth Street, Melbourne. It was previously graded C.



Figure 27 Location of 287-9 Elizabeth Street, Melbourne indicated by blue star



Figure 28 The former John Cooper and Co premises at 287 Elizabeth Street

What is Significant?

History

The premises at 287-9 Elizabeth Street was constructed in c. 1894 and occupied by ironmongers John Cooper & Sons until the 1930s.⁴⁹ The ironmongery of John Cooper & Sons was established in Elizabeth Street from as early as 1880, with Cooper possibly having previously traded in a partnership on Bourke Street which dissolved in 1879.⁵⁰ In 1889 John Cooper was killed in a road accident, but the firm continued under his name.⁵¹ His estate papers noted that as well as the premises in Elizabeth Street, he was in occupation of a stable and shed in Guildford Street and a building in a lane off Little Lonsdale Street, the 1850s warehouse in Heape Court (rear 361-365 Little Lonsdale Street, also in the subject precinct). By the mid-1890s, the company listing in the *Sands & McDougall* Directory described the business as 'iron, steel, timber and cement merchants [and] general ironmongers, wholesale and retail.'⁵² The ironmongery continued to operate through the early decades of the twentieth century, and were known for their Bunyip Forest Devil plough.⁵³

In the mid-1880s, Cooper & Co. were listed in the rate books as being in occupation of a brick warehouse and shop, valued at a NAV £300 at the subject site, then known as 191 Elizabeth Street.⁵⁴ In 1893, it was reported that a fire had broken out in the single-storey brick offices and store, causing considerable damage.⁵⁵ The rate books are somewhat unclear about the construction of the existing building, but it is likely to have been soon after this fire. In 1894, the year after the fire, the property was valued in the rate books at a NAV of £400, an increase from £300 the previous year.⁵⁶ In 1900, the building is described as a brick shop of two flats (floors).⁵⁷ In 1915, the property was again described, as

a brick shop and store, of two floors, with a NAV of £325.⁵⁸ John Cooper & Sons grew to have agents in Sydney and Brisbane, and an engineering works in Alexandria. The company operated in New South Wales into the 1970s.⁵⁹

The subject building is a comparatively early example of the revival of Baroque architectural expression. This style emerged in the last decades of the nineteenth century and reached an early high water mark locally in the design of the former Teachers' College building, University of Melbourne (Public Works Department, under JH Marsden, 1888). However, the recession of the 1890s suppressed further experiments in the mode. The style would re-emerge after 1900 as the fully-formed Edwardian Baroque of the Melbourne City Baths (J Clark with EJ Clark, 1903-4) and the Flinders Street Station (JW Fawcett & HPC Ashworth, 1901-11).

Description

The subject building, constructed in c. 1894 as a two-storey ironmonger's shop with storerooms at the upper level, was designed by, little-known architect, Henry J Henderson.⁶⁰ The verandah and shopfronts at ground floor level have been substantially altered and currently retain little original fabric; however, at its upper levels the building is more intact to its late Boom-period style. As constructed, the building adopted an understated Baroque expression, incorporating panels of face brick offset against, occasionally florid, architectural detailing realised in render. The building has been overpainted which limits the extent to which the original play of materials remains legible. Nonetheless, the upper façade continues to generate architectural interest through a layering of architectural detail. Four pilasters sit proud of the façade rising and flaring to terminate at a string course below the parapet. These divide the upper facade into three distinct bays. The outer (northern and southern bays) are capped by complex floriated panels at the parapet. The central section rises to a massive *par enroulement* pediment flanked by complex scrolls and incorporating a semicircular ornamental ventilator to the attic space. Window joinery at first floor level has been altered although the upper highlight windows of the original arrangement appear to survive. An interwar addition/workshop is located to the rear.

How is it Significant?

The building at 287-9 Elizabeth Street, constructed in c. 1894s for ironmongers John Cooper & Sons, is of local aesthetic/architectural significance.

Why is it Significant?

The building is of aesthetic/architectural significance. While the ground floor and verandah have been altered, the façade to Elizabeth Street is more intact to its upper levels. It is here that the building displays its understated Baroque expression, representing an early example of the mode which is notable for its association with a commercial rather than an institutional use. Significantly the facade incorporates a rich collection of architectural details, some quite florid in their expression, and finished at the top by a massive pediment.

3.6.3 307-11 Elizabeth Street

This property is at 307-11 Elizabeth Street, Melbourne. It was previously graded C.

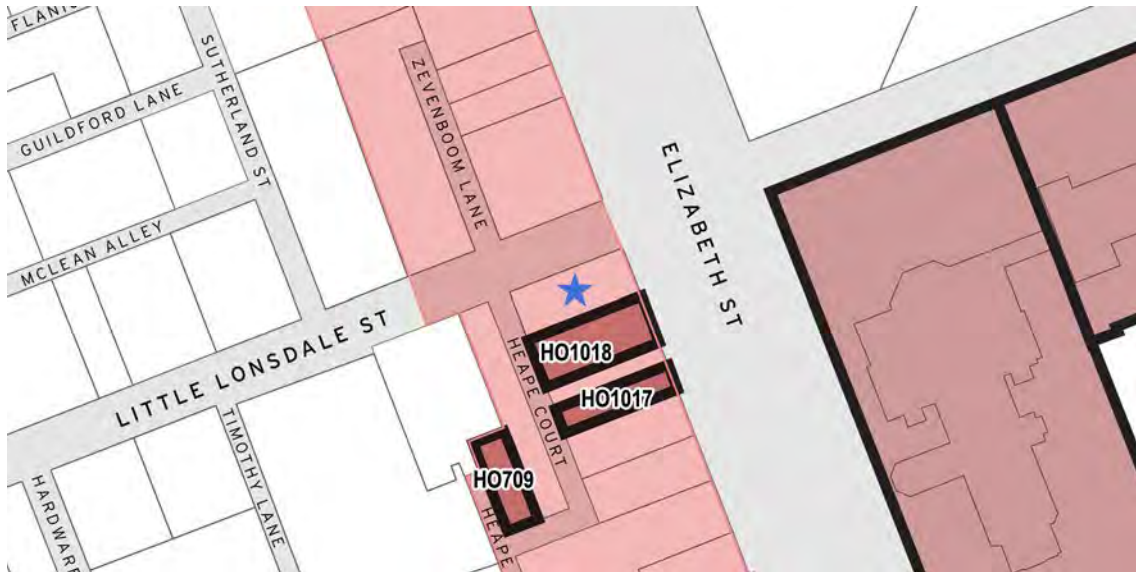


Figure 29 Location of 307-11 Elizabeth Street, Melbourne indicated by blue star



Figure 30 Former Stillwell & Parry showrooms at 307 Elizabeth Street

What is Significant?

History

The building at 307-311 Elizabeth Street was constructed in 1927, at the corner of Little Lonsdale Street. Prior to this, the property was occupied by two nineteenth century buildings, including a brassworking operation, and a watchmaker.⁶¹ These incorporated a brick shop and a brick shop and store, both

owned by James O'Leary.⁶² The watchmaker continued into the early 1910s, accompanied by a leather manufacturer. The *Sands & McDougall* directory of 1910 also lists the rear building as being occupied by a pawnbroker, Joshua Langley.⁶³ In 1919, motor cycle manufacturers, Stillwell & Parry moved onto the property. The partnership of Walter Stillwell and George Stillwell, which had operated from 378 Lonsdale Street, was dissolved in 1916, with Leslie Parry joining George Stillwell to form Stillwell & Parry.⁶⁴ During this period, an increasing number of motor car and motor cycle related businesses began occupying premises in Elizabeth Street to the north of Little Bourke Street.

In 1926, an application was made to the City of Melbourne for a permit to construct a motor showroom, to the value of £3,200.⁶⁵ At this time, the property was owned by H & E Kinnear. The new showroom was for the use of Stillwell & Parry, and was designed by architect, Leslie M Perrott, who was an enthusiastic advocate for the use of concrete, having written the book, *Concrete Homes*, in 1925.⁶⁶ The building was illustrated in the *Argus* in October 1926 (Figure 37), which noted that 'the elevation in concrete and brick adds a distinctive note to this rapidly advancing section of the city.'⁶⁷ The company installed a petrol pump at the premises.⁶⁸ In 1927 the property, still owned by Kinnear, was valued at a NAV of £1,000.⁶⁹ Stillwell & Parry also managed a competitive motorcycle racing team, and remained at the Elizabeth Street premises until the company was dissolved in 1940.⁷⁰ In 1944, the building was occupied as an army depot, and from the 1950s, by an electrical appliance retailer.⁷¹ Its use by defence services included as a 'hospitality bureau' for American service personnel in 1942, and as an office for the War Graves Service in 1946.⁷² While the association with George Stillwell is not confirmed, the Stillwell family generally were prominent in Australian motor racing and motor car circles through the twentieth century.⁷³

Description

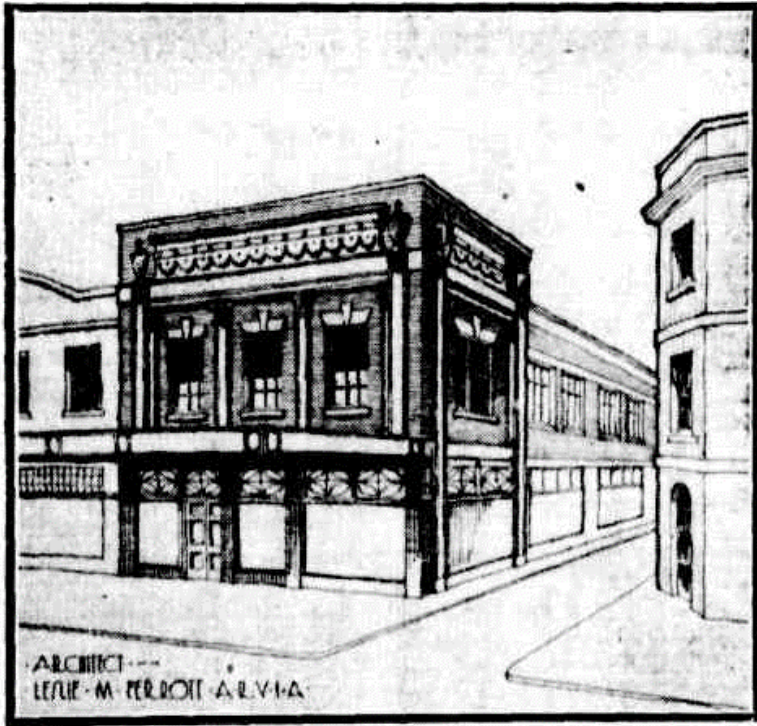
The former Stillwell & Parry showrooms comprises a substantial, two-storey showroom with large areas of glazing to Elizabeth and Little Lonsdale streets. The building is distinguished by abstracted classical detailing in *bas relief* to its upper façade. The side elevation extends the classicised approach along Little Lonsdale Street before reverting to a more conventional warehouse form, incorporating plain face brick and steel-framed windows, towards its rear. Both street elevations have been overpainted in white although the contrasting textures of face brick and concrete remain legible. At the shopfront, original window joinery, notably, leadlight to highlight windows, has been removed, although the original arrangement is evident in an early illustration of the building (Figure 37). Nonetheless, low sills and open areas of modern glazing survive allowing the early appearance and use to be understood. The original form and materiality of the building also remains legible from the rear laneway where brickwork, concrete lintels and steel-framed windows survive unpainted and largely unaltered. Despite some changes and over-painting of key facades, the building remains substantially intact and legible to its original state.

How is it Significant?

The building at 307-311 Elizabeth Street, constructed in 1927, is of local historical and aesthetic/architectural significance.

Why is it Significant?

Historically, the building is associated with Stillwell & Parry, motor cycle manufacturers, who used the premises as their showroom. This association and use occurred in the period when an increasing number of motor car and motor cycle related businesses began occupying premises in this area of Elizabeth Street, a use which largely remains. Architecturally, the subject building is a large corner building which, although overpainted, legibly retains the contrasting textures of face brick and concrete as intended by its concrete enthusiast architect, Leslie M Perrott. Early descriptions complimented its elevations in concrete and brick. The building is otherwise substantially externally intact, and distinguished by its abstracted classical detailing in *bas relief* to the upper façade, and large ground floor showroom windows, albeit modified.



MOTOR SHOWROOMS FOR ELIZABETH STREET NORTH.

Figure 31 Illustration of new motor showroom for H & E Kinnear
Source: *Argus*, 12 October 1926, p. 5

3.6.4 Edwardian warehouse, 17 Somerset Place

This property is at 17 Somerset Place, Melbourne. It was previously graded D.

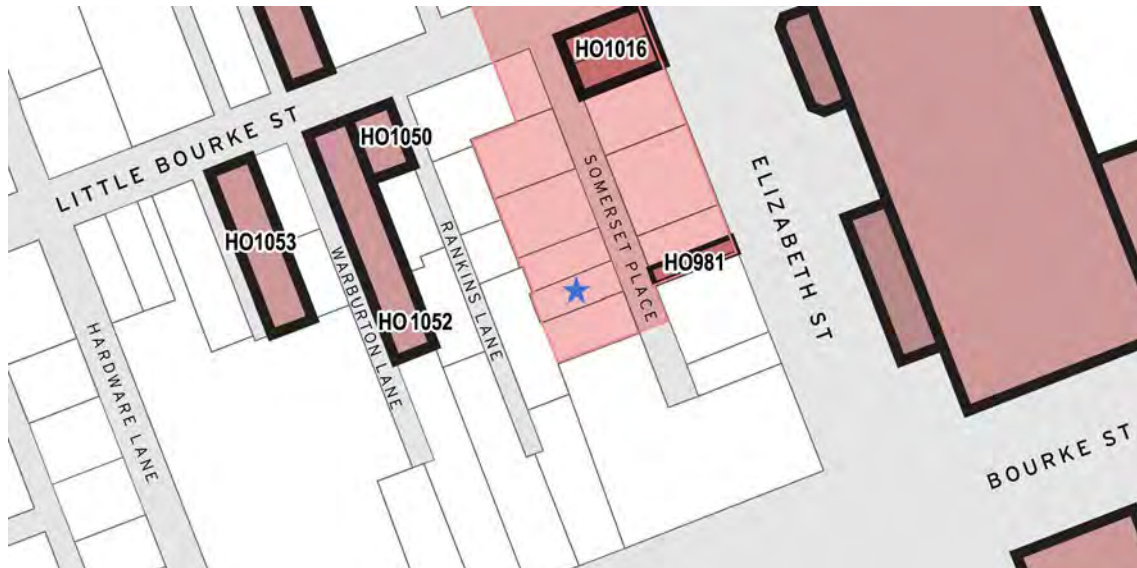


Figure 32 Location of 17 Somerset Place, Melbourne indicated by blue star



Figure 33 Edwardian warehouse, 17 Somerset Place

What is Significant?

History

The three-storey brick warehouse at 17 Somerset Place was built in c. 1907-8 for Joseph Kennedy by contractors Peters & Hetherington of King Street.⁷⁴ The building replaced a single-storey brick foundry, which had occupied the site from as early as 1888.⁷⁵ This foundry was owned by James Kennedy and occupied by James Stevenson until the mid-1890s, when the site was occupied by Robert McPherson and the brick building used as a workshop.⁷⁶ In 1907 the site was owned by Joseph Kennedy, and described as a brick workshop, valued at a NAV of £24.⁷⁷ In March 1907, a notice of intention to build was submitted to the City of Melbourne by Kennedy, to construct a three-storey brick store off Little Bourke Street.⁷⁸

The following year, although it was still described as a brick workshop, the value of the property had increased to a NAV of £116.⁷⁹ The new building can be seen on the Mahlstedt fire insurance plan of 1910 (Figure 41). The plan shows the building as having two doors on the front elevation, and two to the side elevation. The building was occupied by carpet and upholstery importers, Bradshaw and Allan who remained at the site into the 1950s.⁸⁰

Description

The c. 1907-8 three-storey brick warehouse at 17 Somerset Place is built to the boundaries of its laneway site, and adopts an unusually small footprint presenting a frontage of less than seven metres to the street. Constructed in face brick, the façade retains its original pattern of fenestration. The original arrangement of segmental-arch headed windows and landing entries at each level generally survives, as does an original crane beam above central landing doors at each floor level. A second point of entry

from the laneway allowing separate access to upper levels from the street also survives. Another pedestrian entry remains evident along a laneway to the south elevation of the warehouse.

Some door and window joinery has been replaced and other minor works have occurred. However, these alterations have had limited impact overall on the form and character of the building. The façade has been over-painted in red although the original hawthorn brick expression remains legible along the access way to its south. It is likely that the roof was originally clad in slate but is currently clad in modern corrugated steel. The former warehouse survives as a substantially intact but unusually narrow warehouse structure.

How is it Significant?

The three-storey brick warehouse at 17 Somerset Place, built in c. 1907-8, is of local aesthetic/architectural significance.

Why is it Significant?

The building is of aesthetic/architectural significance. While it is a utilitarian building, it is distinguished by its vertical proportions and unusually narrow footprint, for the building type. The large original segmental-arch headed windows to the Somerset Place elevation further distinguish the building, enlivening its presentation to the laneway. Despite some overpainting, the original hawthorn brick expression to the south elevation remains. The building also retains other key elements associated with its original design and use, including the original crane beam above the central landing doors at each floor level. A second point of entry in the façade is also original, and provided separate access to the upper levels from the street.

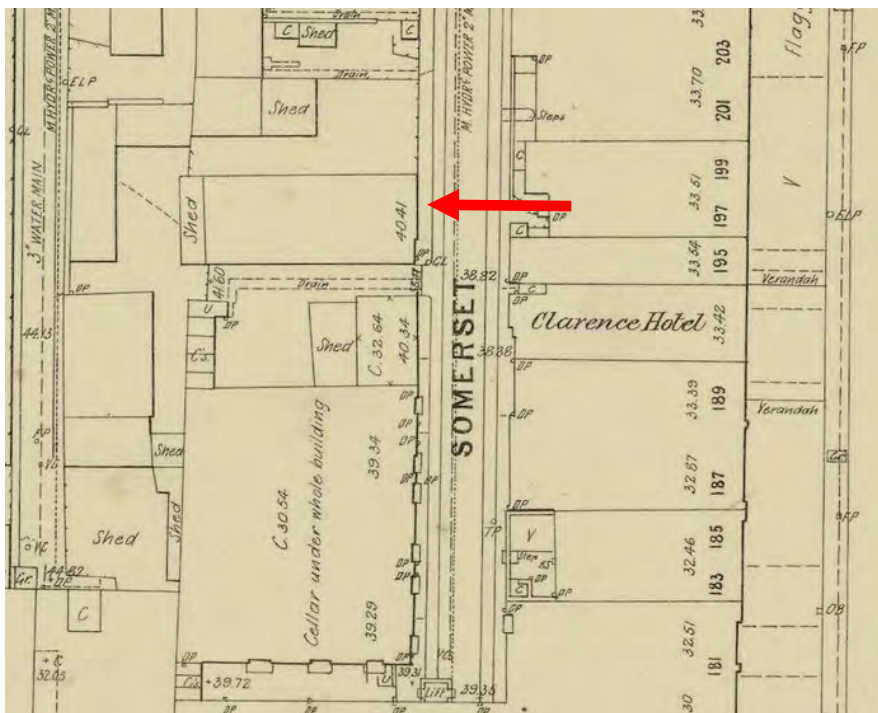


Figure 34 MMBW detail plan no 1016, 1894, showing part of Somerset Place, with subject site indicated, prior to construction of the subject building
Source: State Library of Victoria

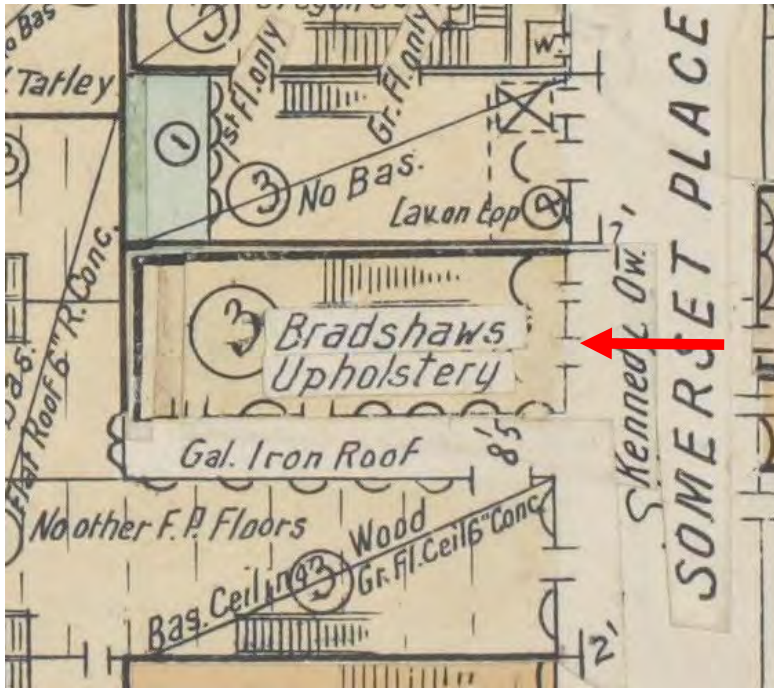


Figure 35 Mahlstedt fire insurance plan, Plan 13, 1910, with three-storey warehouse at 17 Somerset Place indicated
Source: State Library of Victoria

3.7 Properties with existing individual Heritage Overlay controls

As noted above, there are properties within the precinct which currently have an individual Heritage Overlay control. These are identified in the property schedule, but are not described in detail here. See their separate individual property citations for a brief history, description and assessment of these properties. The properties at 195 Elizabeth Street, rear of 361-365 Little Lonsdale Street, and 352-362 Lonsdale Street (Mitchell House) are also included in the Victorian Heritage Register. In summary, these properties are as follows:

- 195 Elizabeth Street, two storey 1853 shop, HO981 (VHR 2155)
- 215-217 Elizabeth Street, two storey Victorian retail premises, HO1016
- 245-269 Elizabeth Street, three storey Victorian and Edwardian retail buildings, HO618
- 273-281 Elizabeth Street/352-362 Lonsdale Street, Mitchell House, HO715 (VHR 2232)
- 299 Elizabeth Street, three storey Victorian shop, HO1017
- 303-305 Elizabeth Street, two storey Edwardian shop, HO1018
- 351-357 Elizabeth Street, five storey interwar bank, HO1019
- 361-365 Little Lonsdale Street (rear to Heape Court), 1920s building and early store, HO709 (VHR 826)

4.0 Assessment of significance

The following assessment includes a comparative analysis of the precinct; identification of relevant heritage criteria; and a statement of significance.

4.1 Comparative Analysis

The Elizabeth Street West Precinct is a predominantly commercial heritage precinct located on the west side of Elizabeth Street, Melbourne. It incorporates a largely retail streetscape (Elizabeth Street), and laneways to its west with a different built form character: factories, warehouses and workshops to Zevenboom Lane, Heape Court and Somerset Place. Precincts which include a main or principal street with a commercial/retail heritage character, and associated laneways, are found elsewhere in the CBD.

Examples include the Bourke Hill Precinct (HO500), which incorporates commercial development at the east end of Bourke Street, dating from the nineteenth century through to the post-WWII period. As with the subject precinct, HO500 incorporates a network of laneways between the streets of the precinct, with the latter also including Little Bourke and Little Collins streets, and Spring Street. Unlike the subject precinct, HO500 also has an important vista to Parliament House. The Little Bourke Street Precinct (HO507), while focused on the latter street and its rich history of association with the Chinese community, also includes historic retail and commercial development to a long section of Lonsdale Street, and a network of connecting lanes. Many Victorian and Edwardian commercial and retail buildings address Lonsdale Street, and with heights in the range of two-three storeys, this streetscape is generally comparable to the west side of Elizabeth Street. The connecting laneways and their buildings, often former factories and warehouses, are also comparable to the subject precinct. Another example is The Block Precinct (HO502). While this latter precinct includes a significant component of the retail streetscape of Collins Street, in comparison to the subject precinct it has historically been more fashionable and prestigious. It also incorporates significant historical shopping arcades, as opposed to laneways; and several architecturally distinctive buildings of the Boom period through to the interwar era. A section of the east side Elizabeth Street is included in HO502, but here too the historic commercial buildings tend to be grander and more elaborate than those of the subject precinct.

Taking the above into consideration, it is apparent that there are broadly comparable precincts and parts of precincts in the CBD, albeit with different histories and patterns of development. In terms of differentiation, the Elizabeth Street West Precinct is distinctive within this context. The street was an early north-south thoroughfare of the Hoddle Grid, and historically the main north route out of the city on the road to Sydney and the goldfields. Its historic role as a busy route for travellers, including those off to the Bendigo diggings, influenced its early development. The small scale shops and businesses which typified the early street, also serviced the residents in the western part of the CBD. As a desirable commercial address, Elizabeth Street for many decades suffered from poor drainage, and an equally poor reputation in the public consciousness. This was maintained until the later nineteenth century, despite some notable developments – such as the Melbourne GPO – having an address to the street (albeit outside the current precinct boundary). Elizabeth Street was also historically at the low-lying centre of the Hoddle Grid, and marked the division between the eastern and western halves of the city, a central location which accounted for the establishment of the GPO.

4.2 Assessment against Criteria

The following lists the assessment criteria recommended by the VPP Practice Note ‘Applying the Heritage Overlay’, July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne’s cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne’s cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne’s cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

4.3 Statement of Significance

What is Significant

The Elizabeth Street West Precinct is located in the Melbourne Central Business District, concentrated on the west side of Elizabeth Street between La Trobe Street in the north and Bourke Street in the south. The precinct is not fully contiguous, comprising two separate sections of Elizabeth Street, with the separate southern section below Little Bourke Street. It also extends to the west to include the laneways, and properties abutting the laneways, of Zevenboom Lane, Heape Court and Somerset Place. While the northern and southern sections of the precinct are independently legible, they come together as two parts of a larger whole, being the broader retail and commercial precinct, complemented by the historically related laneways. Significant and contributory buildings in the precinct were constructed from the early 1850s through to the interwar period. This date range reflects the historical development and evolution of Elizabeth Street generally, and that of the sections of street included in the precinct particularly. The significant and contributory buildings also vary in their form, scale and footprint, which again reflects their dates of construction and original and historical uses.

How is it Significant

The Elizabeth Street West Precinct is of local historical and aesthetic/architectural significance.

Why is it Significant

The Elizabeth Street West Precinct is of historical significance. Elizabeth Street was an early north-south thoroughfare of the Hoddle Grid, built on the general alignment of the former Townend Creek. It was also historically at the low-lying centre of the Grid, marking the division between the east and west halves of the city. Elizabeth Street was the main north route out of the city, and the start of the road to Sydney and the goldfields, the Bendigo diggings in particular. The onset of the gold rushes was in fact the catalyst for the rise of the street, at least in a commercial sense. It is now a physically evolved street, including within the precinct. Valued development ranges from the mid-nineteenth century, when smaller scale shops and businesses were established to service the north-bound traffic out of the city, and residents living in the western part of the CBD; through to the later nineteenth century and interwar period, when larger showrooms and grander commercial buildings were constructed. The later development variously accommodated motor bicycle and motor related businesses, garment and other manufacturers, and banks. For its first half century, Elizabeth Street was poorly managed in civic terms, and the subject of public derision and ridicule due to its poor drainage and frequent flooding. The poor drainage remained until the 1880s, when an underground brick drain was finally constructed, extending from Therry Street in the north to the Yarra River in the south. The laneways running parallel to Elizabeth Street are also of historical significance. While they provide evidence of a typical Melbourne laneway's role in servicing the rears of properties to the main street, they also retain evidence of their own nineteenth and early twentieth century development, including former factories and warehouses which were independent of Elizabeth Street and not of a retail nature. (Criterion A)

The Elizabeth Street West Precinct is of aesthetic/architectural significance. It includes a range of two and three storey Victorian, Edwardian and interwar commercial and retail buildings, anchored by some key corner buildings of individual significance, often designed by well-regarded architects. While many of the contributory buildings are typical rather than exceptional in terms of form and detailing, they nevertheless provide evidence of the physical evolution and function of the precinct, including the earlier buildings as evidenced in the fine grained terrace rows. Shopfronts have generally been replaced, but upper levels and parapets are largely intact to their early states. Boxed awnings extend over footpaths. Brick, rendered masonry and concrete are common materials. Moving away from

Elizabeth Street, the associated Zevenboom Lane, Heape Court and Somerset Place are also of aesthetic/architectural significance. These retain historic buildings which address the lanes, as well as those which contribute to the heritage character through their side or rear elevations. Valued development to the laneways ranges from the mid-nineteenth century through to the interwar period, and is evident in a rich and diverse collection of factories, warehouses and workshops. Face red brick is the dominant material in the lanes, complemented by bluestone, rendered masonry and concrete. Heape Court in particular is distinguished by its Victorian buildings and early fabric, and retains original bluestone kerbs, channels and flagstones. (Criterion E)

The Elizabeth Street West Precinct is additionally significant for retaining evidence of the typical retail and commercial buildings which were established in many commercial streets of inner Melbourne from the mid-nineteenth century. It has the principal characteristics of such development, and early retail strips, as seen in the fine grained terrace rows with shops at ground floor level, and office or residential spaces above. The upper levels are typically more intact than the ground floor shopfronts. Larger buildings, including banks and showrooms, also commonly anchor the street corners. (Criterion D)

4.4 Key characteristics

The following are the key characteristics of the precinct, which support the assessed significance:

- Density of development to both Elizabeth Street and the related laneways, including the fine grain of development with boundary to boundary construction, and no setbacks.
- Building heights to Elizabeth Street in the two-three storey range, with larger buildings such as the former Union Bank, Mitchell House and Wardrop's Building being notable exceptions.
- Variety of building forms and footprints, including some buildings of narrow proportions to the both Elizabeth Street and the laneways.
- Diverse architectural expression of buildings in Elizabeth Street in particular, denoting development from the mid-nineteenth century – when the street accommodated small scale businesses which serviced residents in the western part of the city and north-bound traffic – through to the late nineteenth century and interwar period when larger showrooms and banks were established.
- On Elizabeth Street, some buildings of individual significance are constructed to the street corners, with addresses to both street frontages.
- The distinctive character of each of the three laneways: Heape Court with a number of Victorian buildings, and original bluestone kerbs, channels and flagstones; Zevenboom Lane with its narrow dimensions and largely interwar character; and Somerset Place with its wider dimensions and more activated contemporary streetscape.
- Contributory building materials to Elizabeth Street include brick, rendered masonry and concrete; while to the laneways it is face red brick (most elevations are not overpainted), rendered masonry and concrete, and some bluestone.
- Contributory components of buildings to Elizabeth Street include intact upper levels, with detailed facades, punched window openings, and diverse parapet forms. Roof forms are typically not visible, but some original chimneys remain and can be seen from the street.
- Contributory components of buildings to the laneways include original side and rear elevations, as well as property frontages and facades; simple brick elevations denote the back-of-house activities of the Elizabeth Street premises.
- Other contributory components of the laneway buildings include some original window and door openings and timber joinery; fenestration expressed as punched openings in masonry walls rather than large expanses of glazing, with steel windows being more typical of the interwar buildings; chamfered corners; and hoists and crane beams which provided access to upper levels of warehouses.
- There is a general absence of vehicle parking arrangements.

See photo elevation at Figure 42.

5.0 Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

External Paint Controls	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016



Figure 36 Photo elevation of Elizabeth Street West Precinct showing blocks between Bourke and La Trobe streets

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- 1 Gary Presland, *First People: The Eastern Kulin of Melbourne, Port Phillip & Central Victoria*, Museum Victoria Publishing, Melbourne, 2010, p. 12.
- 2 Gary Presland, *First People: The Eastern Kulin of Melbourne, Port Phillip & Central Victoria*, Museum Victoria Publishing, Melbourne, 2010, p. 40.
- 3 Context Pty Ltd, *Thematic History – A History of the City of Melbourne’s Urban Environment*, 2012, p. 4.
- 4 Gary Presland, *The Place for a Village: How Nature Has Shaped the City of Melbourne*, Museum Victoria Publishing, Melbourne, 2009, p. 87.
- 5 Michael Cannon, *Old Melbourne Town before the gold rush*, Loch Haven Books, Dromana, 1991, p. 126.
- 6 Andrew Brown-May, *Melbourne Street Life*, Australian Scholarly Publishing, Kew, 1998, p. 23.
- 7 *Port Phillip Gazette*, 8 February 1840, p. 4.
- 8 Robert Main Abbott as quoted in Andrew Brown-May, *Melbourne Street Life*, Australian Scholarly Publishing, Kew, 1998, p. 23.
- 9 *Argus*, 11 September 1852, p. 3
- 10 *Argus*, 9 October 1851, p. 3.
- 11 ‘H2155, Shop, 195 Elizabeth Street’ Victorian Heritage Register Statement of Significance, accessed via Heritage Council’s Victorian Heritage Database, <http://vhd.heritagecouncil.vic.gov.au/places/1325>, 30 May 2016.
- 12 *Sands & McDougall* directory, 1858
- 13 *Sands & McDougall* directory, 1858.
- 14 *Argus*, 5 August 1857, p. 7, and Burchett Index, Notice of Intention to Build, City of Melbourne, registration no. 694, 12 August 1857, in Miles Lewis, Australian Architectural Index, record no. 75052, accessed via <http://www.mileslewis.net/australian-architectural.html>, 16 April 2018.
- 15 Richard Horne, as quoted in Michael Cannon, *Melbourne After the Gold Rush*, Loch Haven Books, Main Ridge, 1993, p. 306; ‘Private Assembly Balls to be held at Hockin’s Hotel’, 1867, brochure, Fergusson and Moore, held by State Library of Victoria.
- 16 ‘H2155, Shop, 195 Elizabeth Street, Melbourne’, Heritage Victoria, Victorian Heritage Register, accessed via Victorian Heritage Database, <http://vhd.heritagecouncil.vic.gov.au/places/1325>, 26 May 2016.
- 17 *Sands & McDougall* directory, 1864, City of Melbourne, rate books, Volume 5: 1866, Bourke Ward, rate nos 136-144, VPRS 5708/P9, Public Record Office Victoria
- 18 *Argus*, 23 February 1882, p. 9.
- 19 *Argus*, 23 February 1882, p. 9.
- 20 *Argus*, 22 July 1884, p. 7 and MMBW detail plan no 503, City of Melbourne, 1896, held by State Library of Victoria.
- 21 *Argus*, 3 June 1884, p. 7.
- 22 *Argus*, 3 June 1884, p. 7.
- 23 *Argus*, 22 June 1887, p. 1.
- 24 *Argus*, 22 June 1887, p. 1.

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- 25 *Sands & McDougall* directory, 1894; Mahlstedt fire insurance plan, 1888, map 13, held by State Library of Victoria, City of Melbourne, rate books, Volume 33: 1896, Bourke Ward, rate nos 342-400, VPRS 5708/P9, Public Record Office Victoria
- 26 Notice of intention to build, MCC registration no 7068, 5 November 1897, record no 75193, and *Building Engineering and Mining Journal*, 11 December 1897, p. 387, record no 26509, 16 July 1898, supplement 5, record no 5754, in Miles Lewis Australian Architectural Index <http://www.mileslewis.net/australian-architectural.html>, accessed 26 May 2016; *Sands & McDougall* directory, 1894.
- 27 City of Melbourne, rate books, Volume 29: 1890, Bourke Ward, rate nos 1263-1265, VPRS 5708/P9, Public Record Office Victoria
- 28 *Advocate*, 22 February 1879, p. 16 and *Argus*, 7 June 1956, p. 11.
- 29 City of Melbourne, rate books, Volume 25: 1886, Bourke Ward, rate nos 888-892, Volume 11: 1872, Bourke Ward, rate nos 244-247, VPRS 5708/P9, Public Record Office Victoria.
- 30 *Leader*, 16 November 1895, p. 6.
- 31 *Sands & McDougall* directory, 1901.
- 32 *Socialist*, 5 May 1906, p. 7, 6 October 1906, p. 3 and 24 April 1908, p. 8.
- 33 *Sands & McDougall* directory, 1914, 1925.
- 34 *Argus*, 12 October 1926, p. 5.
- 35 *Argus*, 3 May 1927, p. 8.
- 36 City of Melbourne Building Application Index, 341-43 Elizabeth Street, BA 4750, 15 March 1923, held by Lovell Chen.
- 37 City of Melbourne Building Application Index, 274-278 Little Lonsdale Street, BA 16201, 25 March 1935, held by Lovell Chen.
- 38 *Argus*, 26 October 1956, p. 20.
- 39 *Argus*, 4 February 1927, p. 15
- 40 *Age*, 16 January 1941 and 17 February 1982, p. 11
- 41 *Sands & McDougall* directory, 1950 and 1970.
- 42 *Argus*, 7 May 1870, p. 3.
- 43 William Ryan, Probate and Administration Files, 1881, VPRS 28/P2/202, Public Record Office Victoria
- 44 City of Melbourne, rate books, Volume 27: 1888, Bourke Ward, rate nos 1300-1301, Volume 28: 1889, rate no 1264, VPRS 5708/P9, Public Record Office Victoria
- 45 *Argus*, 3 June 1893, p. 12.
- 46 *Australasian*, 12 August 1916, p. 31.
- 47 *Age*, 27 August 1919, p. 2.
- 48 *Weekly Times*, 7 July 1923, p. 65.
- 49 *Age*, 14 September 1935, p. 22.
- 50 *Age*, 26 April 1879, p. 2 and 16 December 1880, p. 1.
- 51 *Age*, 15 April 1889, p. 6.
- 52 *Sands & McDougall* directory, 1894.
- 53 *Australasian*, 7 September 1912, p. 10.
- 54 City of Melbourne, rate books, Volume 25: 1886, Bourke Ward, rate nos 369, VPRS 5708/P9, Public Record Office Victoria.

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- 55 *Age*, 21 February 1893, p. 6.
- 56 City of Melbourne, rate books, Volume 31: 1892-1893, Bourke Ward, rate no 383: Volume 32: 1894-1895, Bourke Ward, rate no 383, VPRS 5708/P9, Public Record Office Victoria.
- 57 City of Melbourne, rate books, Volume 36: 1900, Bourke Ward, rate no 387, VPRS 5708/P9, Public Record Office Victoria.
- 58 City of Melbourne, rate books, Volume 51: 1915, Bourke Ward, rate nos 357, VPRS 5708/P9, Public Record Office Victoria
- 59 Notice of petition to wind up John Cooper & Sons, *New South Wales Government Gazette*, No 51, 19 April 1973, p. 1424.
- 60 Burchett Index, Notice of Intention to Build, City of Melbourne, registration no. 5809, 1893, in Miles Lewis, Australian Architectural Index, record no. 75184, accessed via <http://www.mileslewis.net/australian-architectural.html>, 24 June 2016.
- 61 *Sands & McDougall* directory, 1890.
- 62 City of Melbourne, rate books, Volume 29: 1890, Bourke Ward, rate nos 367 and 368, VPRS 5708/P9, Public Record Office Victoria.
- 63 *Sands & McDougall* directory, 1910.
- 64 *Argus*, 12 December 1916, p. 4.
- 65 City of Melbourne Building Application Index, 307/11 Elizabeth Street, BA 8807, 10 October 1927, held by Lovell Chen.
- 66 John Statham in Goad and Willis (eds), *The Encyclopedia of Australian Architecture*, Port Melbourne, 2012.
- 67 *Argus*, 12 October 1926, p. 5.
- 68 City of Melbourne, Correspondence from Stillwell & Parry Pty Ltd, Distributor of A.J.S. Motor Cycles, 1 September 1926, VPRS 3183, Public Record Office Victoria, accessed via http://wiki.prov.vic.gov.au/images/9/93/AJS_Motor_Cycles.jpg, 20 May 2016.
- 69 City of Melbourne, rate books, Volume 63: 1927, Bourke Ward, rate no 1072, VPRS 5708/P9, Public Record Office Victoria.
- 70 *Advertiser*, 26 December 1940, p. 10, *Sands & McDougall*, 1940, 1942.
- 71 *Sands & McDougall*, 1944, 1950.
- 72 *Weekly Times*, 25 March 1942, p. 26 and *Courier-Mail*, 2 May 1945, p. 5.
- 73 See 'Bib Stillwell and the Stillwell Motor Group, at <http://www.bibstillwell.com.au/bibstillwell/>, accessed 24 June 2016.
- 74 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no 405, 23 March 1907, record no 73331, accessed via <http://www.mileslewis.net/australian-architectural.html>, 19 May 2016. Note record lists owner as James Kennedy, but this appears to be incorrect.
- 75 City of Melbourne, rate books, Volume 27: 1888, Bourke Ward, rate no 940, VPRS 5708/P9, Public Record Office Victoria.
- 76 City of Melbourne, rate books, Volume 33: 1896, Bourke Ward, rate no 949, VPRS 5708/P9, Public Record Office Victoria.
- 77 City of Melbourne, rate books, Volume 43: 1907, Bourke Ward, rate no 949, VPRS 5708/P9, Public Record Office Victoria.
- 78 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no 405, 23 March 1907, record no 73331, accessed via <http://www.mileslewis.net/australian-architectural.html>, 19 May 2016. The index identifies the property as 'off Little Bourke – Merlin Alley', but the rate books and Mahlstedt plans do not indicate that such a building was constructed in Merlin Alley.
- 79 City of Melbourne, rate books, Volume 44: 1908, Bourke Ward, rate no 951, VPRS 5708/P9, Public Record Office Victoria
- 80 *Argus*, 30 August 1956, p. 15.

Elizabeth Street West Precinct Property Schedule

Lovell Chen 2017, updated October 2018

Address	Current name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
195 Elizabeth Street	Freechoice Tobacconist	E	Significant	Two storey Victorian shop, 1853	HO981	H2155	Also significant to Somerset Place.
197-199 Elizabeth Street (16 Somerset Place)	Molony's Apartments	C	Contributory	Five storey garment manufactory, 1914	-	-	Formerly Wardrop's Tailors.
201-207 Elizabeth Street (20 Somerset Place)		C	Contributory	Three storey Victorian offices	-	-	Also contributory to Somerset Place; relates to bluestone elements only.
209-213 Elizabeth Street	Melbourne Tattoo Company	C	Contributory	Three storey interwar retail premises	-	-	Also contributory to Somerset Place.
215 Elizabeth Street (34 Somerset Place)	Pen City	B	Significant	Two storey Victorian retail premises	HO1016	-	Also contributory to Somerset Place.
217 Elizabeth Street	Show & Tell Creative	C	Significant	Two storey Victorian retail premises	HO1016	-	Also contributory to Somerset Place.
245-247 Elizabeth Street	Cuisine World	D	Contributory	Three-storey Victorian building in terrace row; façade has been altered	HO618	-	
249-251 Elizabeth Street	Outre Gallery	B	Significant	Three-storey Victorian building in terrace row	HO618	-	

Address	Current name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
253 Elizabeth Street	Gretel and Gretel	B	Significant	Three-storey Victorian building in terrace row	HO618	-	
255 Elizabeth Street	Great Earth Super Discount Health Shop	B	Significant	Three-storey Victorian building in terrace row	HO618	-	
257 Elizabeth Street	24Seven Convenience	B	Significant	Three-storey Victorian building in terrace row	HO618	-	
259 Elizabeth Street	JB Hi-Fi Mobile Phones	B	Significant	Three-storey Victorian building in terrace row with ornamental gable end	HO618	-	
261 Elizabeth Street		B	Significant	Three storey Edwardian retail building	HO618	-	
263-269 Elizabeth Street	Michaels Camera Video and Digital	B	Significant	There are two buildings at this address: Three storey Edwardian retail building, originally of two storeys (263); and three storey Edwardian retail building with corner tower, of 1915 (265-269)	HO618	-	The building at 263 Elizabeth Street is contributory.
273-281 Elizabeth Street (refer 352-362 Lonsdale Street below)	Discount Notebooks, Metro PC	(refer 352-362 Lonsdale Street)	(refer 352-362 Lonsdale Street)	(refer 352-362 Lonsdale Street)	HO715	-	
283-285 Elizabeth Street	Aussie Disposals	C	Contributory	Two storey Victorian shop and hall, altered	-	-	

Address	Current name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
287-289 Elizabeth Street	JB Hi-Fi	C	Significant	Two storey Victorian shop, very ornate; to the rear is an interwar addition/workshop	-	-	Also contributory to Heape Court.
291-293 Elizabeth Street	Oriental Spoon	C	Contributory	Two storey Edwardian shop	-	-	Also contributory to Heape Court.
295-297 Elizabeth Street	Mitchells Adventures	C	Contributory	Two storey c. 1920s shop	-	-	Also contributory to Heape Court.
299 Elizabeth Street	Modak Motorcycles	C	Significant	Three storey Victorian shop	HO1017	-	Also contributory to Heape Court.
301 Elizabeth Street	G2 Korean BBQ	U	Contributory	Two storey c. 1970s principal elevation, with an early brick two-storey wall to the rear	-	-	The 1970s component to Elizabeth Street is non-contributory; with the rear contributory to Heape Court.
303-305 Elizabeth Street	Old Town White Coffee	D to Elizabeth Street; C to Heape Court	Significant	Two storey Edwardian shop to Elizabeth Street, with earlier bluestone component to rear	HO1018	-	The significant component is to the rear to Heape Court, with a contributory component to Elizabeth Street.
307-311 Elizabeth Street		C	Significant	Two storey interwar retail premises, 1926	-	-	Also contributory to Heape Court.
315-321 Elizabeth Street	The Meeting Place	D	Non-contributory	Three storey pub/entertainment venue (incorporating former interwar factory) remodelled c.1980s	-	-	
323 Elizabeth Street	Mars Leathers	C	Contributory	Two storey Victorian shop	-	-	Also contributory to Zevenboom Lane.

Address	Current name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
325-327 Elizabeth Street	Melbourne Convenience Store	C	Contributory	Two storey Victorian shop	-	-	Also contributory to Zevenboom Lane.
329-335 Elizabeth Street	Ithaca House	U	Contributory	Three storey c.1960s commercial building, with three/four-storey interwar building to rear	-	-	The 1960s component to Elizabeth Street is non-contributory; with the rear contributory to Zevenboom Lane.
337-339 Elizabeth Street	Peter Stevens Motorcycles	U	Non-contributory	Two storey altered interwar	-	-	
341-345 Elizabeth Street	Peter Stevens Motorcycles	C	Contributory	Three storey interwar shop with unusual neoclassical design	-	-	
347 Elizabeth Street	City KTM	C	Contributory	Three storey interwar shop	-	-	
349 Elizabeth Street		C	Contributory	Two storey Edwardian shop	-	-	
351-357 Elizabeth Street	Resource Architecture	C	Significant	Five storey banking chambers, 1926	HO1019	-	
349-351 Little Bourke Street		C	Contributory	Two storey interwar shop	-	-	Also contributory to Somerset Place
274-278 Little Lonsdale Street	Phillips Shirts	C	Contributory	Three storey interwar factory	-	-	Also contributory to Zevenboom Lane
359 Little Lonsdale Street	H D Development	C front and side; D rear	Significant	Two storey interwar commercial and factory building with Victorian warehouse at rear	-	-	The significant component is the Victorian warehouse to the rear; with contributory component to Little Lonsdale Street and Heape Court.

Address	Current name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
361-365 Little Lonsdale Street	1000 Pound Bend	E front component to Little Lonsdale Street; A for rear store to Heape Court	Significant	Early Victorian store to rear of two storey building to Little Lonsdale Street.	HO709	H0826 (Heape Court store)	The property as it addresses Little Lonsdale Street is located outside the proposed precinct. Only the rear (VHR-listed) part of the property addressing Heape Court is included in the precinct, and it is significant.
352-362 Lonsdale Street (also 273, 277 and 279-381 Elizabeth Street)	Mitchell House	B (corner building) U (western component)	Significant	Six storey interwar Moderne offices to the corner, with a four storey connected western component across Mitchell Lane, which is a Victorian warehouse with mid-twentieth century alterations	HO715	H2232	Corner building is included in the VHR, and is significant. The component west of Mitchell Lane is not in the VHR, and is contributory.
13 Somerset Place	Gallery One Three	D	Contributory	Four storey c.1920s warehouse	-	-	
17 Somerset Place		D	Significant	Three storey Edwardian warehouse	-	-	
19 Somerset Place		U	Contributory	Two storey mid-twentieth century	-	-	
21-27 Somerset Place	The Foundation for Young Australians	C	Contributory	Three storey interwar former warehouse	-	-	
29-31 Somerset Place		C	Contributory	Three storey Victorian former warehouse	-		

*This column indicates where the rear or side of a building contributes to the historic character and significance of a laneway. In some cases, the front of a property has been modified or replaced, and has lost its heritage value, but the historic rear or side component to the laneway is retained. Unless otherwise stated in this column, the front or principal component of the subject property has heritage value.



GUILDFORD & HARDWARE LANEWAYS PRECINCT

PRECINCT CITATION

Prepared for
City of Melbourne

May 2017, updated October 2018

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Key Guildford & Hardware Laneways Precinct

  Proposed Heritage Overlay

Figure 1 Map showing proposed Guildford and Hardware Laneways Precinct

1.0 Brief description

The Guildford and Hardware Laneways Precinct is located in the Melbourne Central Business District. The precinct is within the area ('study area') bounded by La Trobe Street to the north, Little Collins Street to the south, Queen Street to the west and Elizabeth Street to the east. For the purposes of this citation, four blocks have been identified within the precinct, and are referred to in more detail below (see Section 3.0). A fifth block, extending from Bourke Street to Little Collins Street, was excluded from the precinct.



Figure 2 Aerial photograph, with the precinct study area (not precinct boundary) outlined; La Trobe Street is at top, and Little Collins Street is at bottom
Source: Nearmap 5 February 2016

2.0 History

Prior to European settlement, the Woi wurrung, Watha wurrung and the Boon wurrung – all groups of the Kulin nation - claimed land which took in what is now the area of greater Melbourne.¹ Members of the Watha wurrung people were known to camp on the elevated ground at the western end of what is now Lonsdale Street, away from the low-lying creek which flowed south to the Yarra River.² The creek was later known as the William or Townend Creek (see below), and the future Elizabeth Street would follow the general alignment of the creek. Later flooding events, following European settlement, would be a reminder of the creek and the low-lying nature of this part of central Melbourne.

2.1 Nineteenth century

The original survey of Melbourne by Robert Hoddle in 1837, which covered an area from Flinders Street to Lonsdale Street and from Spencer Street to Spring Street, provided for generous city blocks accessed by wide or major thoroughfares, and service or secondary/little streets. The city blocks were exactly one acre in area, being 10 chains square (201 metres × 201 metres). The major thoroughfares and main streets included Collins, Lonsdale, Elizabeth and Queen streets, of one and a half chains (30 metres) in width; with the secondary/little streets including Little Collins, Little Bourke and Little Lonsdale streets, being narrower (10 metres) in width. The little streets were intended to furnish service entries – or laneways - to the rears of properties fronting the main streets, but also developed as independent streets.³

Secondary streets such as Little Bourke and Little Lonsdale Streets allowed for straightforward passage through the city from east to west at mid-block. However, the Hoddle Grid allowed no equivalent movement from north to south. The grid also did not anticipate the laneways which would develop in the nineteenth and into the twentieth centuries within the blocks, and between the streets, mostly on a north-south alignment. There were 80 named lanes in the city in 1856, and by 1935 the number had increased to 235.⁴

Many of these lanes were originally private, and sometimes closed to public access. It was an issue the 1851 *Private Lanes and Alleys Act* attempted to address, by requiring the owners of all streets, alleys and courts in the municipality to form the lane and keep them clear of obstructions. Owners of such private lanes were not always supportive of moves to make private lanes more accessible, and were charged the cost of the associated roadworks.⁵

The block bound by Elizabeth, Queen, La Trobe and Little Collins streets was originally surveyed as Crown sections 13, 20 and 29 of Melbourne. Sections 13 and 20, between Little Collins and Lonsdale streets were sold in Crown land sales of June and November 1837. Purchasers included pastoralists Alfred Langhorne and Hugh Glass, and surveyor Robert Hoddle, who bought two allotments fronting Elizabeth Street between Little Collins and Bourke streets. The blocks north of Lonsdale Street were not sold until 1847, with Glass purchasing another four allotments.⁶

As noted, the laneways developed initially to provide rear service access to properties, and as thoroughfares through the blocks and between streets. However, with the intense subdivision of the 1850s gold rush period, many of the rear lanes evolved into distinct streets with their own property frontages.⁷ Also as noted, while most lanes extend on a generally north-south alignment, along the boundaries between the early Crown allotments (as per Figure 3 and Figure 4), others developed within these allotments, and were informed by land use, rather than property boundaries.

Many of the laneways between Queen and Elizabeth streets had been established by the mid-1850s, as can be seen on the Kearney plan of 1855 (Figure 4). The *Sands & McDougall* directory of 1858 identifies White Hart and Wright (later Hardware) lanes, Goldie Alley (later Goldie Place), Vinge Alley (later Vengeance Alley and Racing Club Lane), Merlin Alley (later Somerset Place), Heape Court and O'Leary Place.⁸

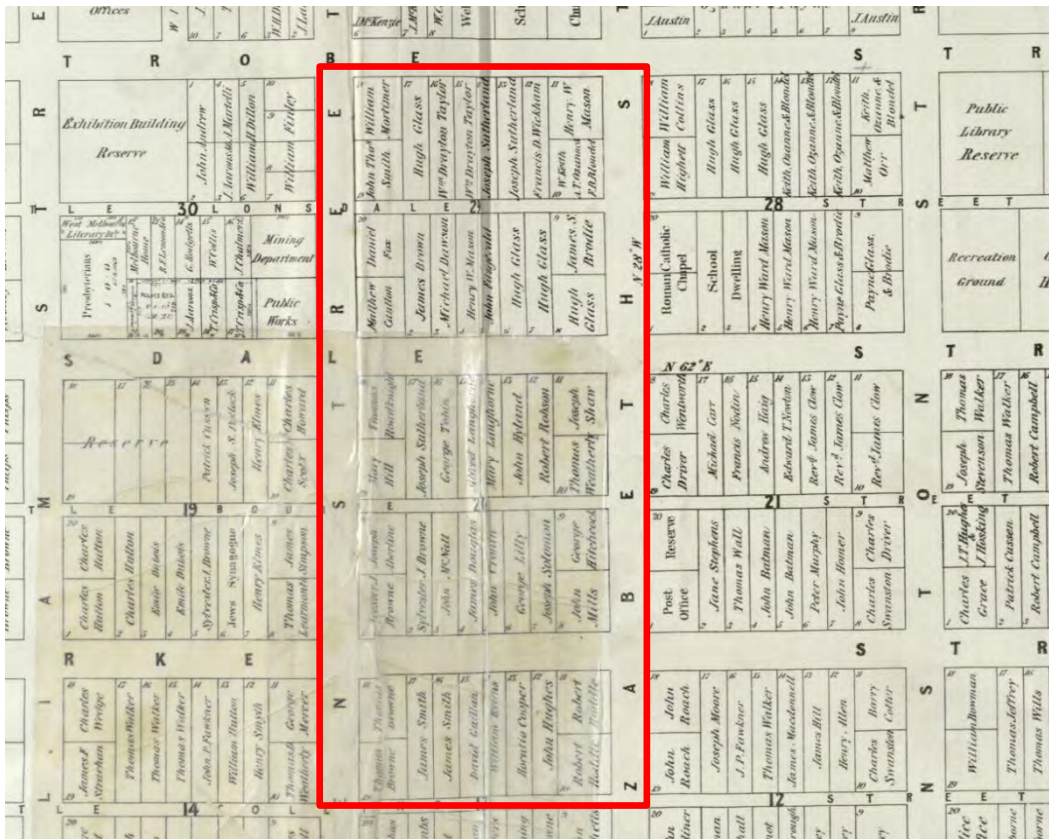


Figure 3 Plan showing original large Crown allotments between La Trobe and Little Collins streets, at 1865, Melbourne, with study area indicated
Source: Department of Lands and Survey, State Library of Victoria

Although occupants of these lanes were not listed in the directory, businesses in the adjacent little streets, which were serviced by the lanes included horse sale yards and stables, grocers, tobacco manufacturers, pawnbrokers, boarding houses and hotels in Little Bourke Street, with builders, carters, blacksmiths, shoeing forges, produce merchants and hotels listed in Little Lonsdale Street.⁹ A number of small buildings, including a workshop, corrugated iron store and two houses were constructed in Guildford Lane and Sutherland Street in the mid-1850s.¹⁰ The 1857 plan of the block between La Trobe and Little Lonsdale streets shows small buildings in Guildford Lane with larger yards, with the Bucks Head Hotel and its associated stables, at the corner of McLean Alley and Sutherland Street, visible in Figure 5. An oblique 'isometric' 1866 plan of the area (Figure 6) shows numerous small buildings, including houses, located particularly at the northern end of the precinct, towards La Trobe Street and Guildford Lane, with the long, curved roofs of the horse bazaars (see below) extending from Bourke Street also visible.

The municipal rate books indicate that many of the lanes were occupied by small residences in this early period. The rate books of 1861 record a three-room wooden cottage in White Hart Lane, and two four-roomed brick cottages and three two-roomed wooden cottages 'off Little Bourke Street'. Likewise, nearby Wright Lane (now Hardware Lane) was occupied by 11 small residences and Goldie Alley by 13 cottages, of brick, wood and even plaster.¹¹ Sutherland Street, known in 1861 as Bucks Head Lane after the hotel in Little Lonsdale Street, was occupied by brick cottages, wooden shanties, and a brick bakery.¹² The mixture of small residential buildings in the adjacent Guildford Street (now Guildford Lane) included a slab hut, stone cottages, wooden shanties, stone and iron store, brick cottages and wooden cottages.¹³

The precinct was also characterised by horse bazaars and livery stables throughout the nineteenth century, particularly at its southern end (Figure 7). Bourke Street West was known for its bazaars and the substantial - and long-running - Kirk's Horse Bazaar extended from the north side of Bourke Street

through to Little Bourke Street. It was established by James Bowie Kirk in 1840, a member of the Melbourne Racing Club. Weekly auctions were held for the sale of hundreds of horses, and the annual sale after the Royal Agricultural Show drew large crowds.¹⁴ The Royal and Victoria horse bazaars were also established in this area of Bourke Street by the 1860s (Figure 8).

The horse bazaars attracted numerous related businesses, located in close proximity both on Bourke and Little Bourke streets. By 1894, these included veterinary surgeons, livery stables, stock agents, saddle-makers Nutting & Young and D S Pritchard, and the office of the Epsom Racing Club on Bourke Street; with saddlers, farriers and blacksmiths also located on Little Bourke Street.¹⁵

Goldie Alley, Guildford Lane, Sutherland Street and Bucks Head Lane remained predominantly residential streets in the 1870s, with a mix of small brick, stone and timber houses, although a brick shop and bake house were also located in Sutherland Street in 1872.¹⁶ Niagara and Wright lanes too continued to be occupied by residences, although a brick cordial factory had been established in Wright Lane by William Dawburn by this time.¹⁷

Hotels were a common feature in the precinct, often fronting a main or 'little' street with side and rear access from a laneway. By the early 1870s corner hotels included the Bucks Head Hotel, corner of Little Lonsdale and Sutherland Street; Letter Kenny Hotel, Little Lonsdale and Heape Court; Duke of Kent Hotel, La Trobe and Sutherland streets; Robert Burns Hotel, Lonsdale Street and Burns Lane; Niagara Hotel, Lonsdale Street and Niagara Lane; Horse Bazaar Hotel and Governor Arthur Hotel, Little Bourke and Wrights Lane; Racing Club Hotel, Little Bourke Street and Vengeance Lane; and the Australian Hotel, Bourke and McKillops streets. Boarding houses or 'temperance hotels' also provided additional accommodation in the precinct.¹⁸

Photographic views of the precinct dating from the 1870s illustrate the dense and mostly low-scale development of the precinct by this time, although taller buildings are increasingly evident. A photograph of Little Bourke Street in the 1870s (Figure 9) shows numerous small, generally single-storey residential and commercial buildings, punctuated by the taller two-storey Victoria Racing Club Hotel and jeweller Otto Brinckmann's premises.

Two-storey corner hotels are also visible in the 1870s view of Little Bourke Street (Figure 10). The panoramas of Lonsdale Street in 1875 (Figure 11) and Little Bourke Street (Figure 12) again illustrate the intensity of development in the precinct area, and the increased scale of some development.

Edward Oxford, under his pseudonym John Freeman, wrote of the laneways of Melbourne in 1874:

Running from the great to the little streets of this city are lanes crowded with human habitations. From some of these lanes there branch off at right angles 'places' containing three or four houses. Those recently built are of brick, for the Corporation has long since stopped the erection of any more wooden ones. Others are old tumble-down shanties, packed as closely together as space will allow; without any regard for the convenience of those who dwell in them; dirty, alive with vermin ...Yet these 'places' are within sight of, aye, and overshadowed by magnificent buildings devoted to the trade and commerce of the colony.¹⁹



Figure 4 Detail of 1855 Kearney plan of Melbourne, illustrating the proliferation of laneways between Elizabeth and Queen streets by this time. The study area between La Trobe Street at the top and Little Collins Street at the bottom is indicated.
Source: State Library of Victoria

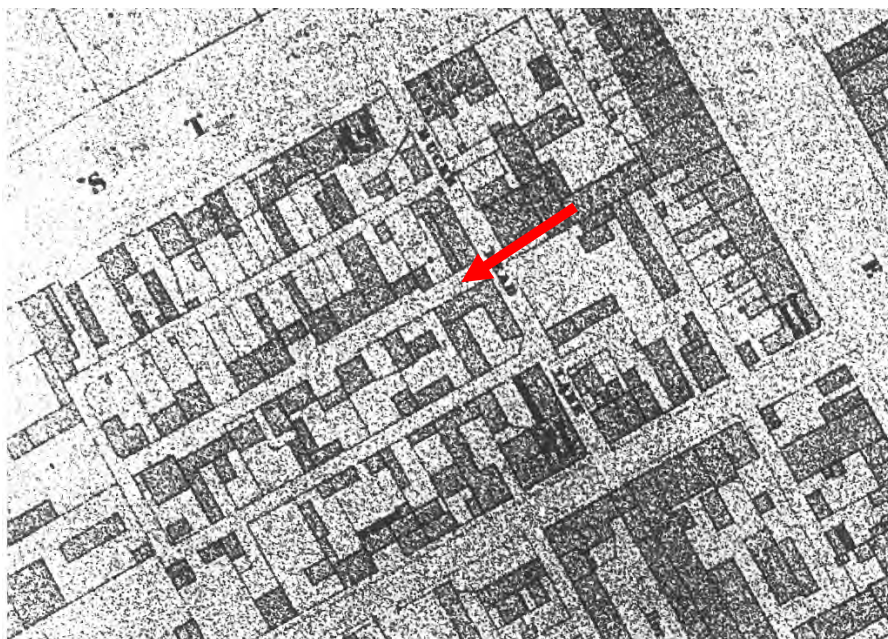


Figure 5 Thomas Bibbs plan of 1857 showing block between La Trobe Street (top) and Little Lonsdale Street (bottom). Guildford Lane indicated
Source: copy held by Lovell Chen, from State Library of Victoria



Figure 6 De Gruchy & Leigh's 'isometrical' plan of Melbourne, 1866 (north is at bottom). View shows the study area with La Trobe Street at bottom of image, and Little Collins Street at top
Source: State Library of Victoria



Figure 7 Bourke Street, looking east from Queen Street, 1857. The entrance to Kirk's Bazaar can be seen at left (indicated) and Bears Horse Bazaar at right.
Source: State Library of Victoria



Figure 8 Elevated view looking south-west from intersection of Elizabeth and Bourke streets (the latter at bottom right), with the curved roof of the Royal Horse Bazaar indicated, c. 1870s.
Source: Charles Nettleton collection, State Library of Victoria



Figure 9 View west from Elizabeth Street, with Little Bourke Street indicated, c. 1870s. Note two-storey Racing Club Hotel in centre image
Source: State Library of Victoria



Figure 10 Little Bourke Street from Queen Street, c. 1875, with Horse Bazaar Hotel indicated
Source: American and Australasian Photographic Collection, State Library of NSW



Figure 11 Detail of 1875 panorama from Scots Church, looking north-west from Elizabeth Street, showing Block 2 and Block 1, with Lonsdale Street in foreground (indicated)
Source: Paterson Bros, State Library of Victoria



Figure 12 View north-west from intersection of Bourke and Elizabeth streets, c. 1870s, with entrance to Little Bourke Street indicated
Source: Charles Nettleton, State Library of Victoria

2.2 Nomenclature

The names of many lanes in the precinct reflect historical use, occupants or buildings, and changes in such have resulted in their renaming. While some laneways retain names from as early as the 1850s, other names date from the 1920s. Racing Club Lane, which was named for the nearby Racing Club Hotel in 1894, was known between the c. 1860s and 1894 as Vengeance Lane, an evolution of its original name Vinge Lane.²⁰ Vinge's Lane in turn had taken its name from an early owner, George Vinge, and became notorious in the late 1840s and early 1850s, with the *Argus* wryly describing it in a crime report as 'that chaste locality.'²¹ As with Racing Club Lane, a number of the lanes took their names from adjacent hotels, including Niagara Lane, Bucks Head Lane (later Sutherland Street) and White Hart Lane. Prominent or early owners or businesses which have informed laneway names include Leonard John Flanigan, architect of the Eastern Market, for Flanigan Lane; merchant Benjamin Heape of Heape and Grice, for Heape Court; galvanised iron spout manufacturer Thomas Warburton, for Warburton Lane; and the brush manufacturing business of the Zevenboom family, for Zevenboom Lane.²² Other laneways appear to reflect their use, such as Builders Alley and Butcher Lane both listed in the 1858 edition of the *Sands & McDougall* south of Bourke Street, but which have since been taken over or subsumed by larger developments.²³ Interestingly, the origins of the laneway name of Guildford, or 'Gilford', appear to be unknown.

2.3 Changing use of lanes

It was not until the mid-1880s and into the 1890s that the character of the laneways in this part of Melbourne began to change from residential to more commercial and industrial. This shift saw the construction of warehouses and small-scale manufacturing buildings, which replaced early dwellings. In Wrights Lane, three-storey brick stores were constructed next to a row of brick houses by 1886, with an additional eight, four and five-storey stores built in the street by 1890.²⁴ Similarly, substantial brick warehouses were constructed in Niagara Lane by this time, used as stores for importers Curzens and Harvey and Abraham Harris.²⁵ The *Sands & McDougall* directory of 1894 lists a variety of businesses in Wright Lane including stationers, a laundry, wholesale saddlers, printers, wine merchants and fancy leather workers, with saddle manufacturer Thomas Booth and cigar manufacturers Screen & Moss listed in Goldie Place.²⁶ Rankins Lane, which in the mid-1890s was occupied by a brick warehouse and a 'tin shed', was by 1915 occupied by five brick warehouses, including the bulk store of Blockey and Stone, and a store yard.²⁷ Other businesses in the laneways included tea merchants, importers, bulk stores, clothing manufacturers, and furniture makers.²⁸ The *Australasian* newspaper noted in 1917 that city laneways were being transformed from rights-of-way into business thoroughfares.²⁹ Historian Weston Bate likewise has commented that by the interwar period, there was 'an astonishing mixture of occupations' in the laneways in this part of the city, which operated from the numerous warehouses which had been constructed in the preceding 40 years.³⁰ Warehouse buildings were also constructed in the little streets, including the four three-storey warehouses at 353-359 Little Bourke Street built for John Donne in the early 1890s.³¹

A comparison of plans of Guildford Lane and Sutherland Street from 1894 and 1923 reveals the extent of change which occurred in the precinct in this period. The 1894 plan (Figure 13) shows small brick residences fronting both streets interspersed with a small number of brick warehouse/factory buildings, and the stone stables building at the corner of Sutherland Street and McLean Alley. By the early 1920s, many of these residential and smaller buildings had been replaced with more substantial warehouses (Figure 14). The rate book entries of 1923 list brick warehouses at nos 15, 16-18, 20-22, 23-27, 28, 30-34, 31 and 33-35 Guildford Street, with only two residences remaining at nos 24 and 26.³² One of the former buildings is the two-storey brick warehouse at the corner of Guildford and Flanigan lanes (no 34), which was constructed in stages and occupied by the prominent builder Clements Langford, possibly as a store or workshop. The shift which occurred in Guildford Lane is typical of the broader change in land use and occupation of the area, and the construction of buildings of greater scale and footprint, and can be seen on the aerial photograph of 1945 (Figure 15).

The laneway warehouses became increasingly popular with small-scale printers, publishers and stationers from the late nineteenth century, as well as associated businesses including stereotypers, linographers and bookbinders. In 1904, buildings in Wright (Hardware) Lane were occupied by four printers and a bookbinder; McKillop Street included four printers, a stamper and publishers Ward, Lock & Co; with printers also located in both Niagara and Warburton lanes.³³ This pattern continued through the first half of the twentieth century, with businesses associated with printing and publishing in McKillop Street, Goldie Place and Wright (Hardware), Niagara, Rankins and Warburton lanes.³⁴ These businesses invariably operated from the brick warehouses which were beginning to dominate the laneways, including in Dynon's Buildings in Wright Lane.³⁵ Indicative of the proliferation of printing and publishing businesses is the relocation of the *Argus* newspaper from Collins Street, opposite the Town Hall, to substantial new premises on the north-west corner of La Trobe and Elizabeth streets, just outside the precinct. This use continued through the twentieth century. Indeed, Kenneth James Pty Ltd, one of the last printerries remaining in the central city, ceased trading from its premises in Goldie Place in 2004.³⁶



Figure 13 Detail of MMBW 160':1" plan no 25, 1894, showing a mix of warehouses and residential buildings (with yards) in Guildford Lane and Sutherland Street (indicated)
Source: Copy held by Lovell Chen

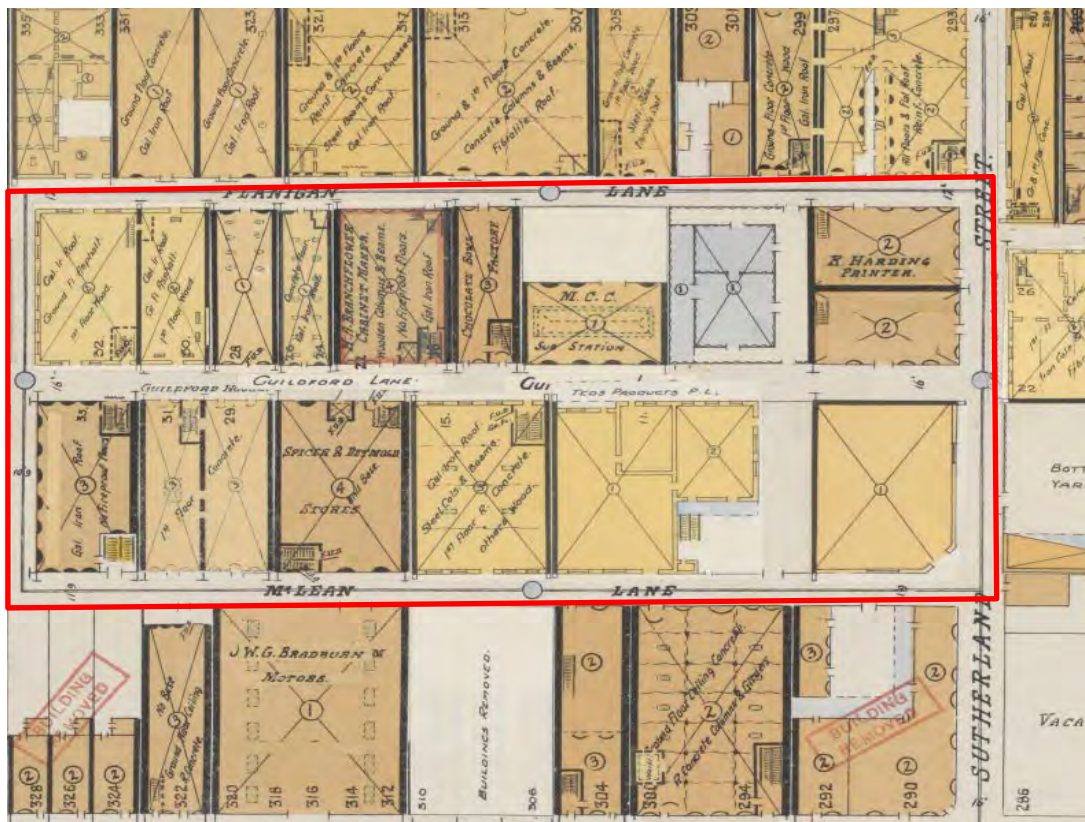


Figure 14 Detail of Mahlstedt fire insurance plan, Section 2, Map 4A, 1923, with buildings in Guildford Lane and Sutherland Street indicated
Source: State Library of Victoria



Figure 15 Aerial photograph of study area, 1945. Little Collins Street is at bottom; La Trobe Street is at top
Source: Land Victoria

In 1925 the last horse sale was held at Kirk's Bazaar, with the site subsequently sold and the bazaar building demolished. The business of Kirk's had merged with Adamson, Strettle Pty Ltd, moving to new premises in Sydney Road.³⁷ The closure of the 'oldest and most widely known horse mart in Melbourne, and possibly the Commonwealth' attracted a level of newspaper attention and nostalgia that a 'relic of early Melbourne' was to be lost.³⁸ The subdivision of the former bazaar property created an extension of Wrights Lane, with the entire laneway renamed Hardware Lane after Hardware House, constructed at the corner of Little Bourke Street in 1927.³⁹ More brick warehouses were constructed along the western side of the new thoroughfare, including Cyclone House (nos 17-19) in 1930 and Gibson House (no 23) in 1933, with new retail buildings fronting Little Bourke Street, such as premises for saddle makers Farrants.⁴⁰ The Victoria Horse Bazaar, which had operated on Bourke Street adjacent to Kirk's Bazaar from the 1860s, also ceased operation in the 1930s and was replaced with a motor garage, and subsequently a multi-level car park.⁴¹

From the late twentieth century, the land uses of the laneways, and the occupation patterns of the buildings, began to change again. In the 1980s and 1990s, a number of council and government initiatives were developed to 'reactivate' the city, which was suffering from a decline in population and an oversupply of vacant office and warehouse space.⁴² These initiatives included the 1985 City of Melbourne Strategy Plan, which sought to increase the city's population over 15 years; the Grids and Greenery strategy of 1987, which aimed to improve pedestrian use of city streets; and Postcard 3000, which encouraged the conversion of existing buildings for residential purposes.⁴³ The initiatives included the relaxation of more stringent zoning, to free up uses of buildings. There was also the reform of liquor licensing, which made bar and café liquor licenses cheaper and easier to obtain.⁴⁴ A new wave of residents and small businesses returned to the laneways and little streets, moving into converted warehouses and factories, and more recently into modern apartment developments. Bars, cafes, night clubs, galleries and boutique retail outlets also flourished. The streetscape activation of ground floor facades, and the advent of street art also played a part in making the laneways more vibrant and attractive.

Hardware Lane, in particular, was at the forefront of this change. It had long been a popular nightspot with, from the 1970s, restaurants, bistros and clubs moving into buildings which had previously been used for industrial or manufacturing purposes. The laneway was paved in brick in the mid-1980s, unusually for the time in that it prioritised pedestrians over cars. Changes in policy also allowed Campari's Bistro (Figure 16), established in 1967 at 23 Hardware Lane, to place tables outside, making it 'a little bit more like Italy'.⁴⁵ Hardware House, at the corner of Hardware Lane and Little Bourke Street, constructed in the 1920s for members of the hardware industry, in the mid-1980s became an exclusive, and popular, nightclub (Hardware Club).⁴⁶ Other laneways too, attracted cultural businesses in former manufacturing buildings. Niagara Lane Galleries, for example, was located at 27 Niagara Lane in the period 1979-1983, in a warehouse which had earlier housed an upholsterer and an engineering supply company.⁴⁷ Former bulk stores in Rankins Lane were also reused from the late 1970s by artists as studios and gallery space, including by renowned Melbourne artist Mirka Mora (Figure 17).⁴⁸ The laneways precinct continues to evolve, but the vibrant mix of uses remains a defining contemporary characteristic.



Figure 16 Sketch of Hardware Lane, with pedestrians, 1985, by Roland Harvey
Source: *Age*, 1 August 1980, Weekender, p. 1



Figure 17 Artist Mirka Mora in her studio in Rankins Lane, 1980
Source: *Age*, 15 April 1980, p.18

3.0 Description

This section of the citation should be read in conjunction with the attached precinct property schedule.

The following identifies four blocks of the precinct, with a focus on the laneways and little streets, and their associated historic development.⁴⁹ Significant and contributory buildings in the precinct date from the 1850s through to the interwar period.

The precinct property schedule identifies the property address, property name (where relevant), previous heritage grading, and whether the property is significant, contributory or non-contributory. It also includes a brief property description, e.g. 'single storey interwar factory'. In addition, the schedule indicates where the rear or side of a property has heritage value in terms of the precinct. This reflects the particular situation in this precinct, where the rear or side of a property can contribute to the heritage value and character of a laneway or little street. It can also occur where the front of a property has been changed or replaced, and has lost its heritage character and value, but the historic rear or side property component to the laneway is retained, and is significant or contributory. In some cases these rear or side elevations have their own entrances, and historically may have accommodated a different use or operation to the front or main building component.

The precinct boundary is not contiguous, and in some cases the laneways stop at little streets or main streets and thoroughfares, before recommencing on the other side. Where the fronts, sides or rears of historic properties are located to both sides of a laneway or street, the precinct boundary generally incorporates the intervening laneway or street. In some cases, the extent of the laneway as included in the precinct retains original or early materials, such as historic bluestone kerbs, channels and flagstones; this is noted in the descriptions below. However, not all the laneways in the precinct retain these historic materials. Where the laneways provide a setting to the properties, again including the property fronts, sides or rears, this has also resulted in their inclusion in the precinct.

Some of the laneways and little streets in the precinct have modern landscaping, in the form of paving, vegetation and street furniture. While this is not of heritage value, it contributes to the contemporary presentation and ambience of the laneways.

3.1 Block 1 La Trobe Street to Little Lonsdale Street

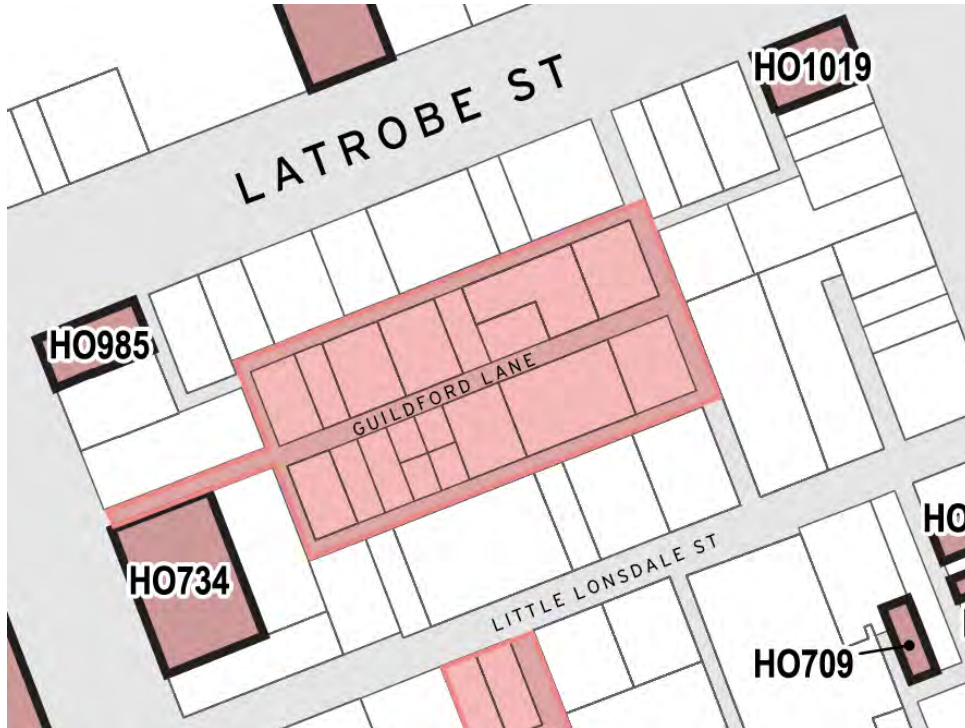


Figure 18 Block 1

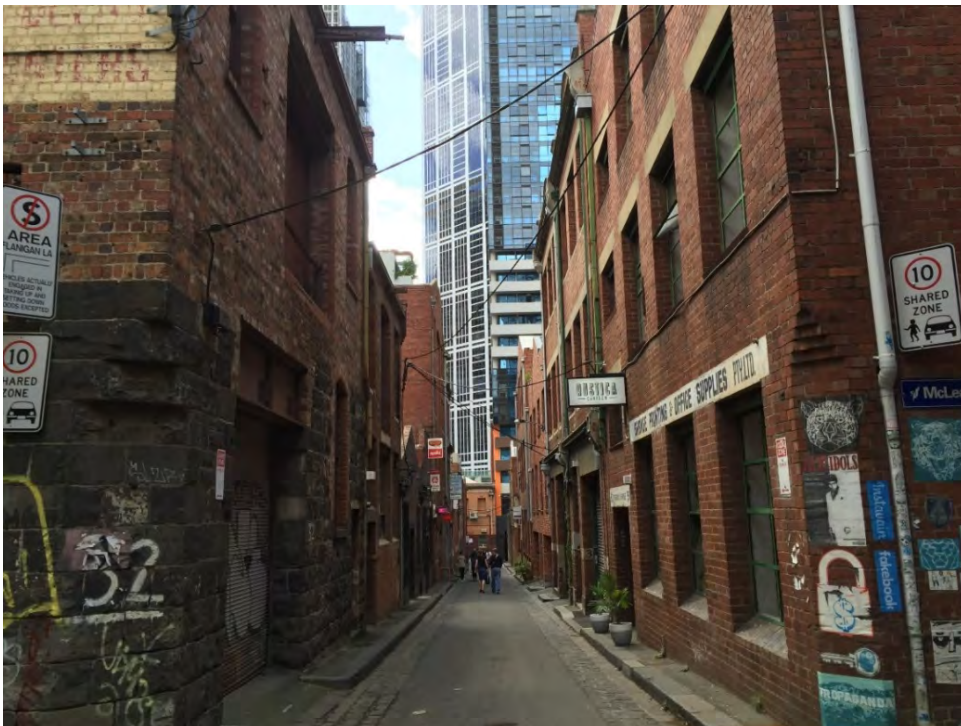


Figure 19 Guildford Lane, looking east



Figure 20 Guildford Lane, looking west



Figure 21 McLean Alley

This is the northernmost block in the precinct, and is notable for a small connected network of narrow streets and lanes to the west of Sutherland Street and comprising properties in Guildford Lane and the narrow access ways of McLean Alley and Flanigan Lane to the property rears. The western entry to the precinct is via Guildford Lane, off Queen Street. Despite intensive modern development to the north and south abutting McLean Alley and Flanigan Lane, areas at the centre of the block retain their original form and much of their early character.

Throughout the mid-late nineteenth century, Guildford Lane formed a residential area. However, its early character was largely overwritten as development occurred through the Edwardian and interwar periods. By c. 1930 it had transformed into a manufacturing and warehousing area. None of the early residences survive. Early twentieth century development in Guildford Lane typically comprised interwar factories, warehouses and workshops. These generally survive. They vary in terms of their scale from modest workshops, such as those included in the group at nos 5-13 Guildford Lane, to very substantial warehouses such as nos 15-21 and 16-24 Guildford Lane.

Unpainted red brick walls are a dominant characteristic. Original timber joinery (doors and windows) also survive, and steel-framed windows including to upper levels. McLean Alley retains original bluestone kerbs, channels and flagstones. Other areas have been paved in bitumen but retain kerbs and channels in bluestone.

There is some evidence of change throughout this block, however, this has typically been executed in a manner that extends the earlier industrial use and does not diminish the character at street level. Where new built form has been introduced, this typically adopts a sympathetic scale and materiality. A non-contributory 1970s residence which forms part of the group at nos 5-13 Guildford Lane; and non-contributory c.1980s apartments at nos 10 and 23-27 (and 24-28 McLean Alley at their rear) provide a considered response to the character of the area.

Regarding the rears of the Guildford Lane buildings to Flanigan Lane and McLean Alley, while these tend to be the backs of the buildings, they generally survive to a high level of intactness and integrity to their original states.

3.2 Block 2 Little Lonsdale Street to Lonsdale Street

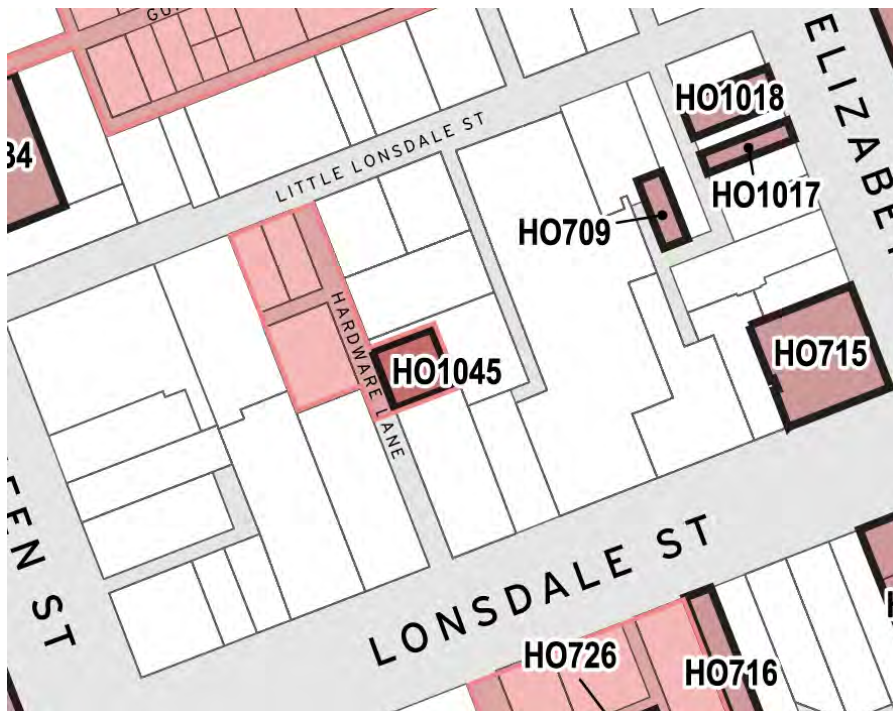


Figure 22 Block 2



Figure 23 Throstle's stores, Hardware Street



Figure 24 Hardware Street

This block is focused on Hardware Street, extending south from Little Lonsdale Street. Extensive development has been undertaken in recent years around the intersection of Hardware Street and Lonsdale Street, outside the precinct boundary. Consequently, the early character of Hardware Street survives mainly at the northern end of the block, as proposed for inclusion in the precinct. This character largely derives from the presence of a group of former factories and warehouses, from a range of periods. This group includes early twentieth century buildings at nos 391 and 395-7 Little Lonsdale Street; three/four-storey factory/warehouse building at nos 115-123 Hardware Street used variously by printers, engravers and stereotypers; and a pair of imposing four-storey Victorian warehouses at no 106 Hardware Street known as Throstle's stores (Figure 23). These were constructed in 1889, possibly to designs by architect, George Wharton and are noted for their rugged materiality incorporating quarry-faced basalt and bi-chrome brickwork. Their four-storey height is uncommon for their narrow frontage and laneway location.

3.3 Block 3 Lonsdale Street to Little Bourke Street

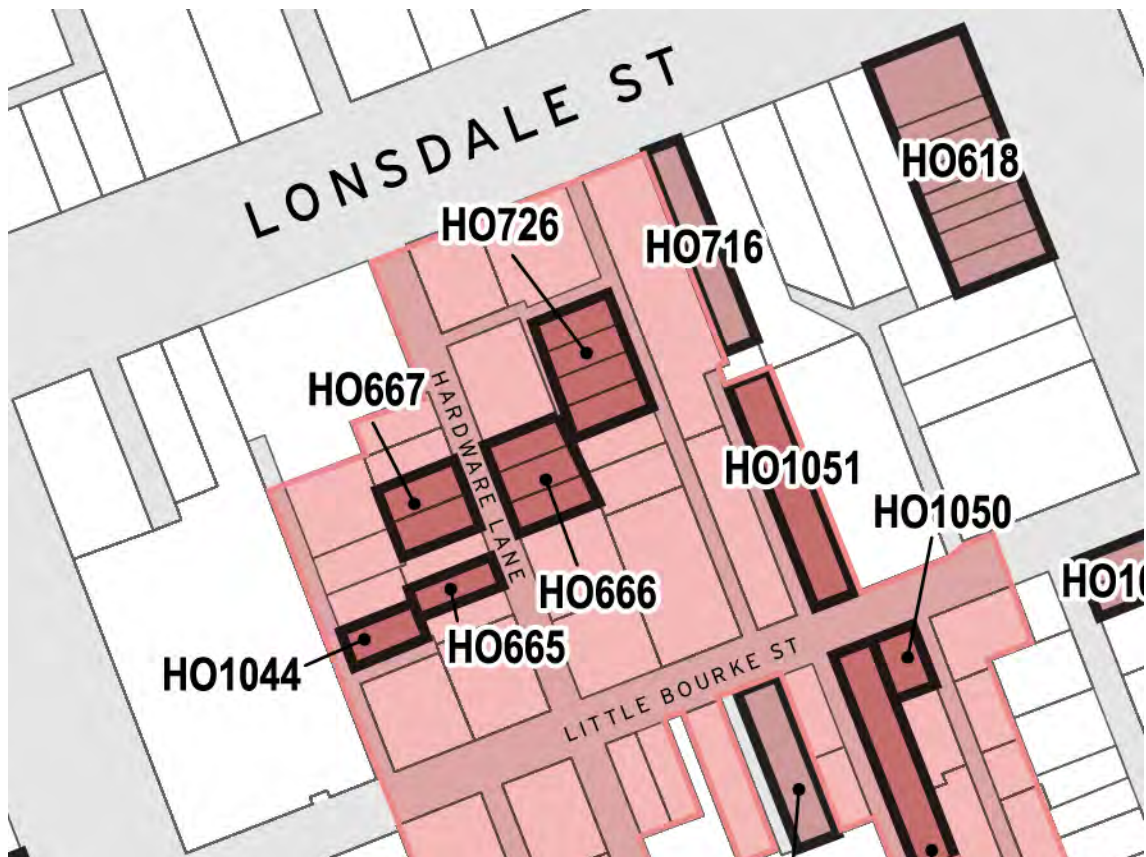


Figure 25 Block 3



Figure 26 Hardware Lane, looking north from Little Bourke Street



Figure 27 Hardware Lane



Figure 28 Goldie Place



Figure 29 Niagara Lane



Figure 30 Warburton Alley

This block is centrally located within the precinct, and is one of the most permeable of the blocks within the group. It includes Hardware Lane, which runs between Lonsdale Street and Little Bourke Street, and beyond (to Block 4). Running parallel and to its east, Niagara Lane also passes through the block from north to south, as does Goldie Place to the west of Hardware Lane, the majority of which is included in the precinct. Warburton Alley forms a cul de sac within the block. Hardware Lane is the widest of the thoroughfares and the most diverse in terms of its built form. On the south side of the block, Little Bourke Street is also included in the precinct, connecting to Block 4 further south.

Hardware Lane assumed much of its current character during Melbourne's boom of the late 1880s. The earliest extant buildings date from this time and include a notable group of warehouses. These include three brick warehouses (later altered and rendered) at nos 53-59 Hardware Lane, which were built as part of a group of five warehouses constructed in 1887-8. They also included a pair of warehouses at nos 4-6 and 8 Goldie Place, all to designs by architect, Alfred Dunn. Nos 63-67 (also known as 63-77) Hardware Lane form a distinctive industrial row in an adapted Romanesque Revival style, being a rare industrial design in the CBD by William Pitt, one of Melbourne's premier nineteenth century architects.⁵⁰ On the opposite side of the street, nos 60-66 Hardware Lane are the earliest buildings in the group, dating from c. 1887, and constructed as a row of three, face brick warehouses.⁵¹ Collectively, these Hardware Lane warehouses form a distinctive group within the CBD, and demonstrate the intensity of warehousing activity in the late nineteenth century in this part of Melbourne, together with the involvement of notable architectural practices in their design and construction.

At its southern end, to the intersection with Little Bourke Street, two notable buildings form a gateway to Hardware Lane, namely Hardware House from which the thoroughfare gets its name; and the former Horse Bazaar Hotel. Hardware House (1926) comprises a six storey building in reinforced concrete. The former hotel (c.1860s) has been substantially altered but retains its original form and sufficient early fabric to help illustrate the evolved nature of this part of the precinct.

Modern brick paving dates from the 1980s. While the fabric per se is not of significance, it serves to demonstrate Council's efforts at this time to make the laneway attractive by prioritising pedestrians, at the start of the rejuvenation of Melbourne's laneways.

Niagara Lane is notable for its narrow width and the height and sheer walls of its built form. These factors combine to produce a heavily-overshadowed, canyon-like environment. Key buildings include a group of four, three-storey warehouses at nos 25-31 built in 1887 to designs by architect George De Lacy Evans. These are reasonably similar to other boom era warehouses in the precinct but are executed with architectural distinction. Across the lane the retail premises at no 377 Lonsdale Street and the warehouse to its rear at nos 28-38 Niagara Lane were built in 1888-9 for Edward Keep & Co., hardware makers and ironmongers. Twentyman & Askew were architects of the original design although the premises were rebuilt after a fire in 1899. Other buildings are typically of interwar origin but nonetheless, reinforce the scale and red brick character the lane. The narrow laneway also retains original bluestone kerbs, channels and flagstones, and is one of a number that incorporate heavy concrete buffers along its length to minimise damage from side impacts of passing vehicles.

The character of Warburton Alley derives from the four-storey sideages to buildings at nos 362-4 and no 370 Little Bourke Street and the rear elevation of nos 28-38 Niagara Lane. The alley is substantially intact to its early state. As with Niagara Lane, Warburton Alley retains heavy concrete buffers along the west side to minimise damage from impacts of passing vehicles.

The form of Goldie Place at its north end (outside the block) has been substantially altered as part of recent works at no 200 Queen Street. However, within the precinct block, a small group of buildings survive here, as reflective of the early arrangement. These comprise a pair of Victorian warehouses at nos 4-6 and 8 Goldie Place and twentieth century factories and warehouses at nos 10-20 which combine to form an intact remnant of the interwar appearance of the lane. The latter also extends through to Little Bourke Street, marking the western boundary of the precinct in this area.

3.4 Block 4 Little Bourke Street to Bourke Street

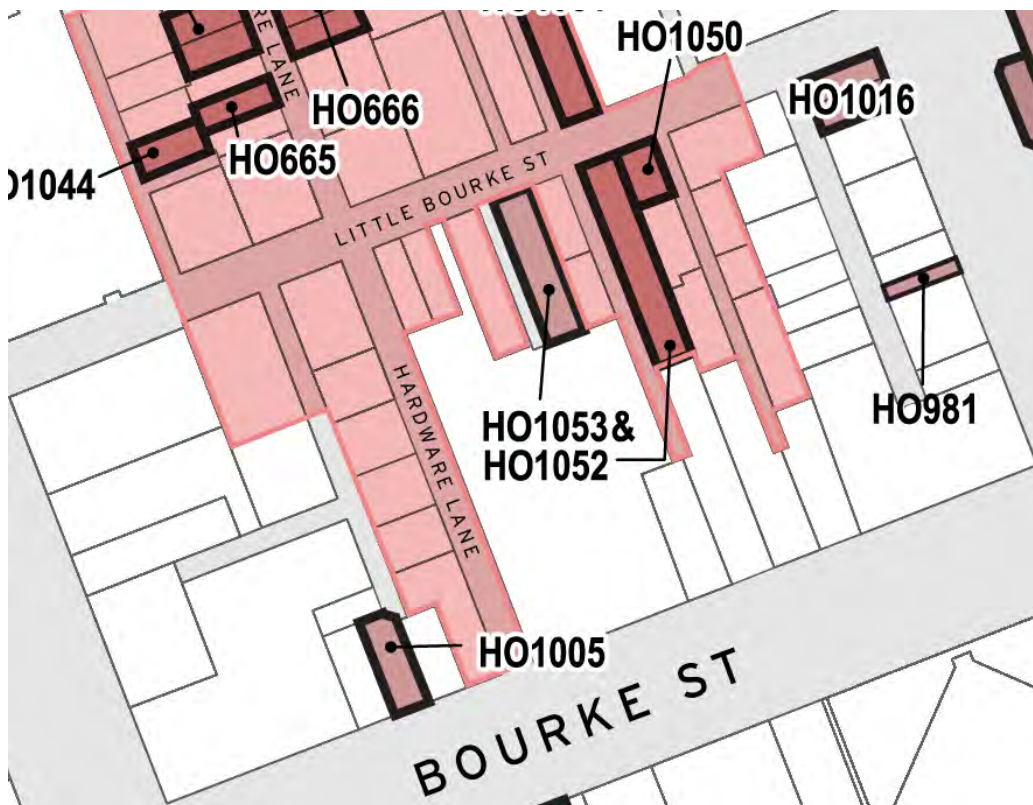


Figure 31 Block 4



Figure 32 Rankins Lane



Figure 33 Warburton Lane



Figure 34 Hardware Lane

This is the southernmost block in the precinct, and extends from Little Bourke to Bourke streets. It includes the southern sections of Hardware Lane and Warburton Alley (here known as Warburton Lane), together with Rankins Lane and the north part of Kirks Lane. This section of Hardware Lane was created in the 1920s following the closure of Kirk's Horse Bazaar, and retains intact early character to its western side, albeit more in the form of offices/commercial buildings rather than the warehouses. This part of Hardware Lane is also paved in brick, again part of Council's rejuvenation of laneways in the 1980s.

Rankins Lane comprises a long close-ended lane which retains a largely intact group of factories and warehouses predominantly dating from the interwar period. The buildings form an intact group in red brick and render which illustrate the development and activity in this section of the CBD between the wars. Modern interventions including changes at ground floor level to facilitate alternative uses and new built form in the southern section of the lane (outside the precinct) have not substantially affected the character or legibility of the lane. Some original or early painted signage also survives. To Little Bourke Street, the three-storey overpainted brick shops and warehouses at nos 353-359 Little Bourke Street were built in the early 1890s, and incorporate mid-twentieth century shopfronts.

Warburton Lane retains a collection of mainly Victorian buildings, including a three-storey Victorian factory and warehouse at nos 365-7 Little Bourke Street. Both this building and 369 Little Bourke Street incorporate timber buffers to their laneway elevations. The early scale, red brick materiality and the interwar appearance of the lane remains legible.

Buildings of note in the block include Cyclone House constructed for the Cyclone Fence and Gate Co. in 1930; Farrant's Building, constructed in 1926 for saddle manufacturer Farrant's at the intersection of Hardware Lane and Little Bourke Street; and the large red brick warehouse of saddlery merchants and ironmongers William Day and Sons, at the intersection of Little Bourke Street and Kirks Lane, constructed in part in 1911 and later extended.

3.5 Significant properties

The following are properties of individual significance in the Guildford and Hardware Laneways Precinct, which do not currently have an individual Heritage Overlay control. They have been assessed and identified as significant during the course of this precinct study, and are identified as significant in the attached precinct property schedule. Those properties within the precinct which currently have an individual Heritage Overlay control are also identified in the property schedule. They are not described in detail below, but are in their separate individual property citations.

3.5.1 32-32 Guildford Lane

This property is at 32-34 Guildford Lane, Melbourne. It was previously ungraded.

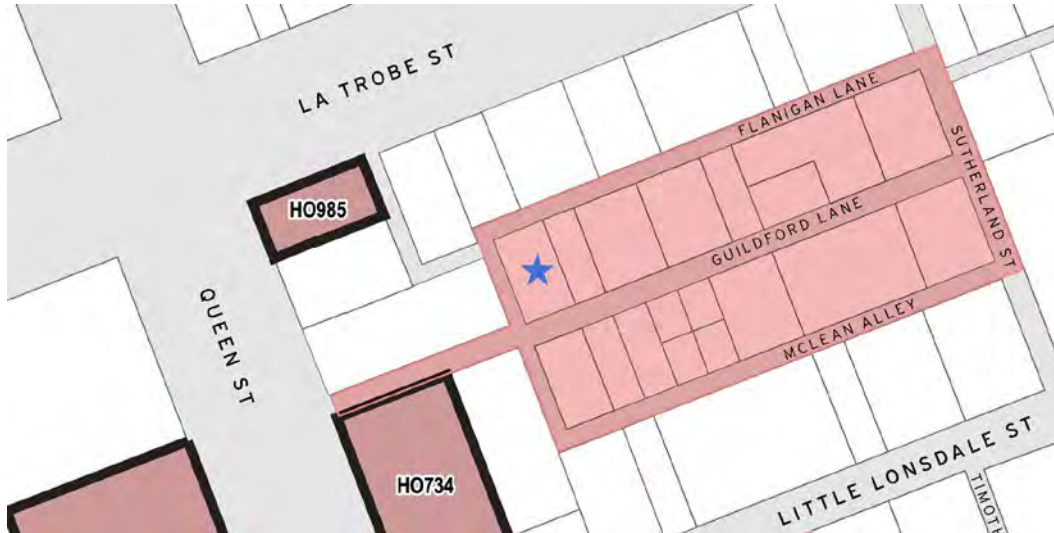


Figure 35 Location of 32-34 Guildford Lane, Melbourne indicated by blue star



Figure 36 32 Guildford Lane

*What is Significant?***History**

The 1894 MMBW detail plan no 1017 shows this corner site as being no 44 Guildford Lane, and occupied by a small brick building, described as a brick house occupied by James Marsh in the 1896 municipal rate books.⁵² Within ten years, this building had been demolished, and the rate books record the then unnumbered property as 'land'.⁵³ In 1908, a permit was obtained by prominent builder Clements Langford for the construction of a 'stone factory' at the site.⁵⁴ Langford was the builder of a number of significant buildings in Melbourne, including the former Gollin & Company Building in Bourke Street, of 1902; the former E S & A Bank in Swanston Street, of 1928; and the final stages of St Patricks Cathedral, including the towers and spire, in 1926-33.⁵⁵

The 1910 municipal rate books list this stone factory building, with Langford also the owner of the brick house at no 30 and the occupier of the stone house at no 33.⁵⁶ Both properties at nos 30 and 32 were valued at a NAV of £16.⁵⁷ In 1915, the property was described as a brick workshop and store at no 30-34 Guildford Lane, valued at NAV of £20.⁵⁸ Five years later, the brick workshop was valued at a NAV of £100, indicating that improvements had been undertaken at the site.⁵⁹ These works likely include the construction of the brick second level to what appears to have been a single-storey stone building. Although Langford is listed as the owner and occupier of the building in 1920, by 1924, electrical engineers Nilsen Cromie were at the site.⁶⁰

Description

The two building programmes – 1908 construction and c.1920 second floor addition - remain legible in the factory building. The ground floor façade and lower sections of the side and rear elevations to Flanigans Lane, survive from the original construction. These are of random dressed bluestone laid in courses. An original ground floor window to Guildford Lane, incorporating red brick quoins and segmental-arched head windows, also survives. The adjacent entry has been altered, largely through the introduction of a deep steel lintel to support the upper level. Bluestone walls to the corner of Guildford and Flanigan Lanes incorporate a canted corner with a corbel detail above, intended to reduce the damage from vehicle impacts. Above these original elements, face brick walls in English bond were constructed in c.1920. Early features, including upper level windows and landing doors to Guildford Lane, survive. Windows from the second programme of works also survive along the Flanigan Lane elevation. Segmental-arched ground floor windows, retain c.1920 cast iron bars and joinery over bluestone sills from 1908. Windows to the upper level addition are similar but incorporate brick sills. The upper level of the side elevation has been painted and some early signage survives but the building is largely intact and legible to its c.1920 state.

How is it Significant?

No 32 Guildford Lane is of local historical and aesthetic/architectural significance.

Why is it Significant?

The building is historically significant for its association with prominent builder Clements Langford. He constructed the building in 1908 as a factory, undertook later improvements, and owned it and an adjoining property until at least 1920. This was in the period when Langford was a sought-after Melbourne builder, and it is assumed that the subject building supported his construction activities, as a workshop or store. Aesthetically, while the building has been modified and extended, albeit at an early period, it is a robust and prominent corner building in the precinct, marking the western entry to the historic part of Guildford Lane. Its corner position is emphasised by the chamfered detail to the stonework at ground floor level in the south-west corner of the building. The *ad hoc* combination of materials and details, including the unusual coming together of face stonework and brick walling is another distinguishing feature of the building. The resulting character and architectural expression is evolved, rather than designed, but nevertheless has resulted in a distinctive building in the precinct.

3.5.2 Bucks Head Hotel stables, 15 Sutherland Street

This property is known as the (former) Bucks Head Hotel stables, at 15 Sutherland Street, Melbourne. It was previously graded E.



Figure 37 Location of 15-21 Sutherland Street indicated by blue star



Figure 38 Former Bucks Head Hotel stables, 15 Sutherland Street



Figure 39 Subject building, south-west corner, with McLean Alley at left

What is Significant?

History

The bluestone walled building at 15 Sutherland Street is a remnant of the former Bucks Head Hotel stables, constructed in c. 1853. The Bucks Head Hotel was established in Little Lonsdale Street in 1848. Eventually the evolved hotel complex spanned McLean Alley to the north of the hotel, and remained a linked site with the stables until the 1950s.

The 'new and spacious hotel' was opened by Roderick McKenzie, and attached to the premises were most 'most excellent stables and bullock yards'.⁶¹ In 1851, William Lamont placed advertisements in the *Argus* newspaper to inform that he had 'rented the stables at the rear of the Buck's Head Hotel' for operation as livery stables (not the current building). Lamont emphasised that 'the attention paid to and the accommodation provided [for] horses will be first-rate'.⁶² Livery stables were commercial enterprises; horse owners paid to accommodate their horses on a short or long term basis. The form of Lamont's livery stables is unknown, but it appears that the venture was successful enough to enable construction of a more substantial bluestone structure.

By 1852, the hotel was under the management of John McLean, after whom McLean Alley is named.⁶³ In February 1853, McLean gave notice to the City of Melbourne of his intention to build public stables at the rear of the Bucks Head Hotel, near Little Lonsdale Street.⁶⁴ The Bibbs plan of 1857 (Figure 40) shows the layout of the stables, with the chamfered corner entry at the site's south-east corner. The stables building and rear of the hotel can also be seen in a c. 1860 photograph by Charles Nettleton (Figure 41), with a high bluestone wall and ridged hipped roof visible. The 1861 municipal rate books describe the hotel complex as comprising 'bar, cellar, 15 rooms, shed [and] stables.'⁶⁵ It appears the stables were not always used for livery purposes, and their operation as such likely depended on demand by hotel patrons. An auction notice for the hotel in 1872 noted the rear yard with its 'stabling, outhouses', and the 'valuable property at the rear ... with substantial bluestone buildings thereon, which might be adopted for storey or factory.'⁶⁶ A subsequent sale notice of 1881 described this rear building

as a 'brick and stone store, of three flats well and substantially built. Also stabling for 15 horses.'⁶⁷ It is unclear if alterations had been made to the building between 1872 and 1881, although the inclusion of brick and 'three flats' in the description indicates some change.

The 1894 MMBW detail plan identifies that the building was still a stable (denoted by an 'S'), and also shows that it included loft spaces (Figure 42). The 1901 *Sands & McDougall directory* listing for Sutherland Street identifies William Gunn as occupying livery stables.⁶⁸ Gunn operated the stables until c. 1905, when the building was taken over by ironmongers and merchants, John Cooper & Sons, as a store and stable.⁶⁹ The hotel lost its license in 1913, during the period of the Licences Reduction Board (1900s-1910s).⁷⁰ In the 1930s, a number of newspaper articles identified the bluestone building as an early stables, sometimes erroneously associating it with Cobb & Co. coaches. A somewhat nostalgic article in the *Argus* of 1934 described the building:

Across the lane at the back of the house [hotel] is a small stable ... still fitted with the original wood horse stalls, hay loft and iron rings in the wall for tethering horses. In spite of its modern use as a motor spraying shop it is one of the quaintest pieces of early Melbourne ...⁷¹

The hotel complex was put up for sale in 1951, and the hotel was demolished and replaced with a car park.⁷² The former livery stables survived and are now used as a site office.

Description

The former Bucks Head Hotel stables survive as a bluestone-walled volume with elevations to Sutherland Street, Guildford Lane and McLean Alley. Externally, the building is substantially intact to its c. 1853 state, with internal elements such as stabling and haylofts (evident in Figure 42) apparently removed and replaced with modern fabric. Original external walls survive and are largely comprised of random undressed bluestone. Some dressed stone has been used to create a canted corner at the intersection of Guildford Lane and Sutherland Street and the principle entry at the intersection of McLean Alley and Sutherland Street, although the masonry work is generally executed in a simple and unrefined manner. Some modest changes to the exterior have been undertaken, notably, the introduction of a wide window to the McLean Alley elevation and a more modest window to Sutherland Street. However, these changes have had little impact on the blunt and somewhat primitive expression of the building. Its original role as a rudimentary, walled compound of an unusually early construction date in the CBD remains legible.

How is it Significant?

The former Bucks Head Hotel livery stables at 15 Sutherland Street is of historical and aesthetic/architectural significance to the State of Victoria.

Why is it Significant?

The building is historically significant as a rare surviving mid-nineteenth century livery stables in the central city, with a construction date of 1853. It is the earliest building identified in the Guildford and Hardware Laneways Precinct,⁷³ and an early surviving building in the CBD context. It was associated with the 1848 Bucks Head Hotel, which operated until 1913, and as such is a reminder of early commercial development in the city. It is also demonstrative of the significance of stables operations, including the commercial enterprise associated with livery stables. Unusually, the building's importance as a 'piece' of old Melbourne was recognised in a 1934 newspaper article. Aesthetically, while a structure of simple cubic massing and monolithic appearance, it is nevertheless a robust building with a strong corner form to Guildford Lane and Sutherland Street, and a chamfered corner to Sutherland Street and McLean Alley. Its high bluestone walls make a significant contribution to the character of the adjacent laneways. The chamfered corner to the south-east of the building is also original, and denotes the entrance to the original pitched central yard. The entrance was in turn strategically located across the alley from the Bucks Head Hotel. Despite some alterations, notably the introduction of modern glazing, the building is remarkably externally intact to its original mid-1850s form.



Figure 40 Bibbs plan of 1857, showing Bucks Head Hotel and stables (indicated). Little Lonsdale Street is at the bottom of the image
Source: copy held by Lovell Chen, from State Library of Victoria



Figure 41 View east from Queen Street, c.1860, with McLean Alley in centre and the stables building indicated; the Bucks Head Hotel is across the alley to the right
Source: H2497, Charles Nettleton, State Library of Victoria

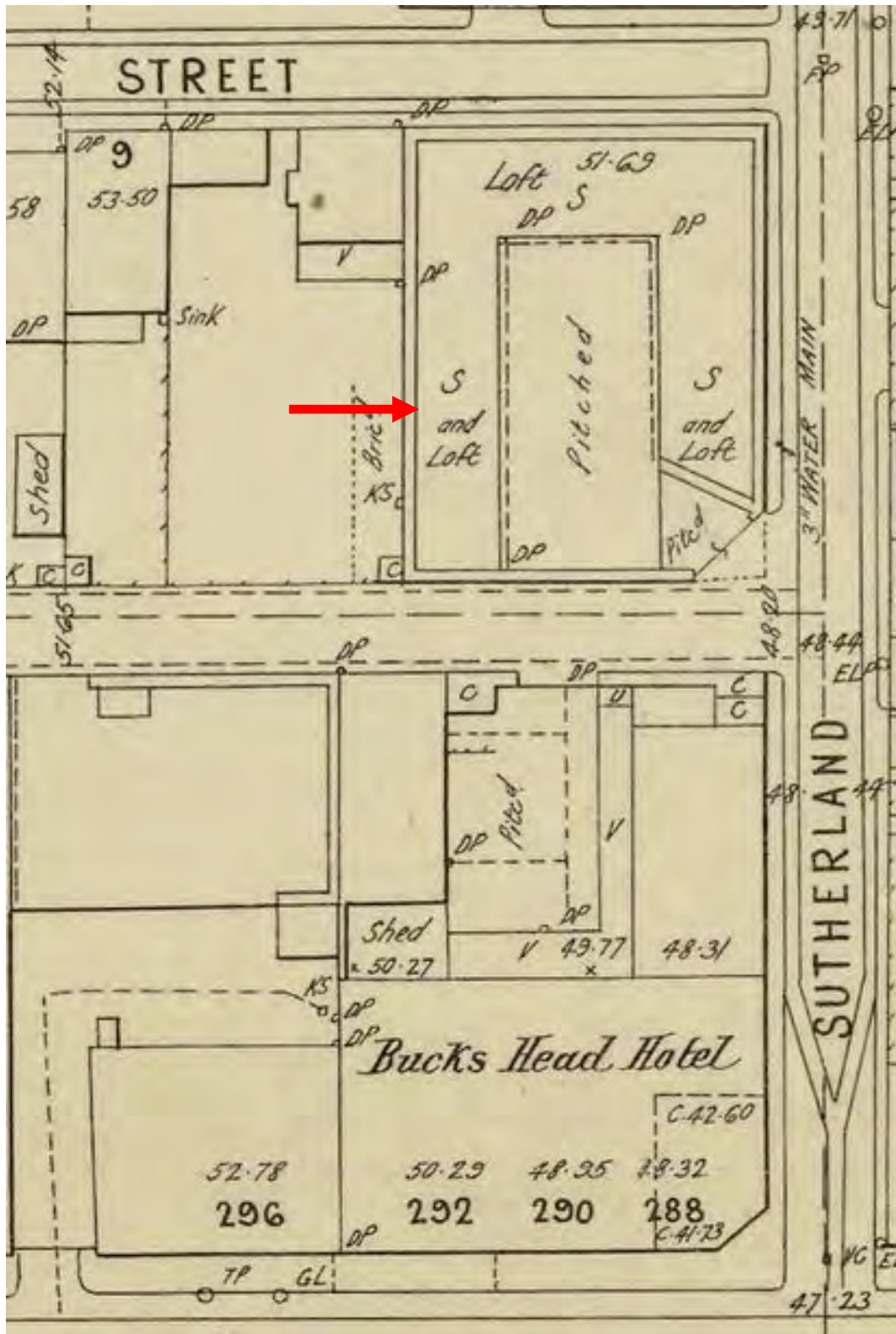


Figure 42 MMBW detail plan 1017, 1894, with Bucks Head Hotel at bottom and the stables to the north (indicated); note the central pitched yard and the U-shaped stables and loft building
 Source: State Library of Victoria

3.5.3 Hardware House, 386-392 Little Bourke Street

This property is known as Hardware House, at 386-392 Little Bourke Street, Melbourne. It was previously graded C.

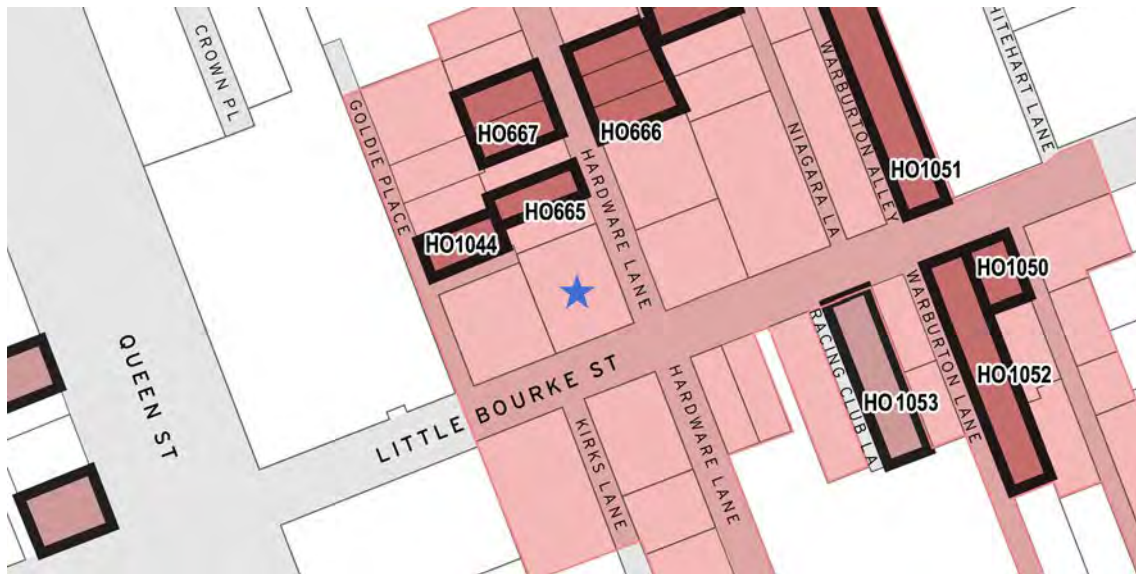


Figure 43 Location of Hardware House, 386-392 Little Bourke Street indicated by blue star



Figure 44 Hardware House



Figure 45 Ground floor façade, Hardware House

What is Significant?

History

In August 1924, the Hardware Club purchased the site of the Governor Arthur Hotel at 386-392 Little Bourke Street for £17,750. The hotel had been unlicensed since 1916.⁷⁴ The Hardware Club was originally formed in the mid-1890s as a social club for members of the hardware trade. Within a year it had 148 members, and within ten years, it boasted over 1,000 members.⁷⁵

The new club premises, known as Hardware House, was designed by architect J V Ward and constructed by the Concrete Building Company. During excavations of the site, the adjoining building at 394 Little Bourke Street collapsed. The resulting demolition of what was known as Endicott's Building saw textile workers in the adjoining White's knitting and white work factory in Goldie Place temporarily out of work due to the risk of brick walls collapsing on the warehouse.⁷⁶ The new club building was opened in October 1926 at a ceremony performed by the Lord Mayor, Sir William Brunton, a member of the Hardware Club. The six-storied Hardware House comprised 'dining, card and reading rooms, bathrooms, billiard room, library, lounge and a suite of offices', with 'sample rooms' on the sixth floor for use by members.⁷⁷ In the mid-1980s, Hardware House became an exclusive and popular nightclub named, somewhat ironically, the Hardware Club.

Hardware Lane took its name from Hardware House. The lane was created as an extension of Wrights Lane, following subdivision of the former Kirks Horse Bazaar property.⁷⁸ Hardware Lane was also at the forefront of contemporary laneway renewal in the central city, being a popular nightspot from the 1970s, with restaurants, bistros and clubs moving into its buildings.

Description

Hardware House occupies a prominent corner in the precinct. Externally, the reinforced concrete⁷⁹ building adopts a straightforward multi-storey composition with glazed shopfronts at ground floor level and five more massive floors above, capped by an overhanging bracketed cornice. The ground floor retains the broad form of its two original shopfronts with original leadlight glazing to highlight windows.

Lower lights have been altered. The corner to the intersection is notable for a decorative canted corner and corbelled first floor designed to reduce vehicle impacts. The upper floors are largely without ornament, apart from rendered signage spelling 'Hardware House' to the Little Bourke Street façade accompanied by simple circular decorative devices to pilasters along to both frontages. Window joinery to the upper levels has been altered although the original pattern of fenestration and the broad character of the building survives. An additional level has been added to the building in the relatively recent past.

How is it Significant?

Hardware House at 386-392 Little Bourke Street is of local historical and aesthetic/architectural significance.

Why is it Significant?

The building, which dates from 1926, is historically significant as a purpose-built former club house associated with members of the hardware trade. Its scale is demonstrative of the importance of hardware traders to the City of Melbourne. Hardware House, together with Farrant's Building across Little Bourke Street, also illustrates the redevelopment of this area of the precinct after the closure of Kirk's Horse Bazaar, and is significant for bestowing its name on the adjacent Hardware Lane, an early and popular example of laneway renewal in central Melbourne. Aesthetically, the building is a large and prominent corner building in the precinct; it is also substantially externally intact. While a simple but well-resolved design, it provides evidence of the widespread adoption of concrete as the material of choice for multi-storey buildings during the interwar period. The ground floor façade retains original leaded highlight windows to the shopfronts, and a chamfered corner entrance.

3.5.4 Farrant's Building, 387 Little Bourke Street

This property is known as Farrant's Building, at 387 Little Bourke Street, Melbourne. It was previously graded C.

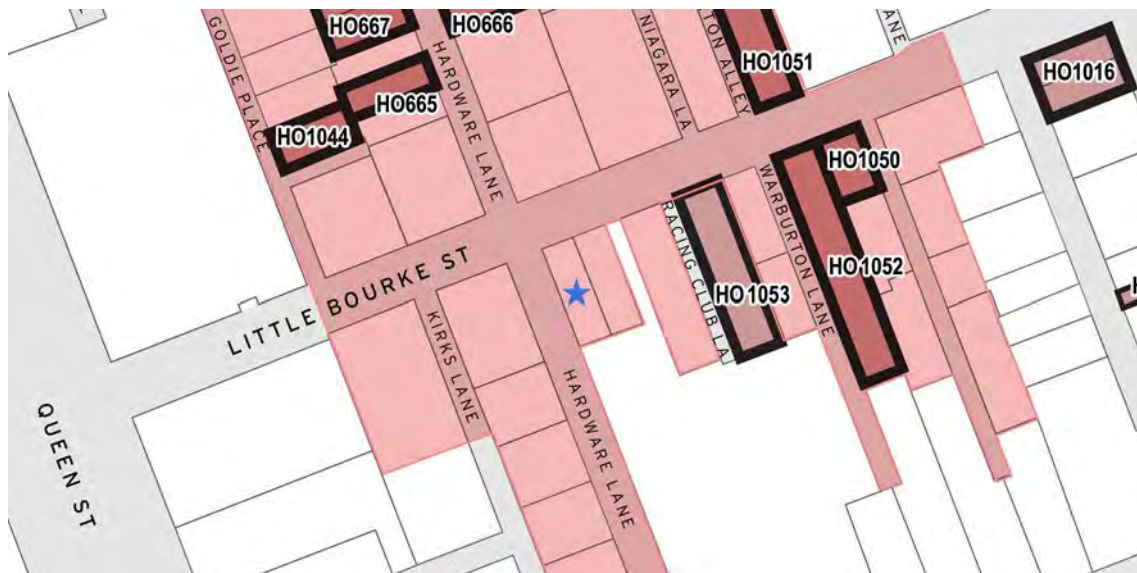


Figure 46 Location of Farrant's Building, 387 Little Bourke Street indicated by blue star



Figure 47 Farrant's Building

What is Significant?

History

Farrant's Building was constructed in 1926 for saddle manufacturer Farrant's, a firm which had been in operation since the late 1880s.⁸⁰ The building was constructed after the closure and demolition of Kirks Horse Bazaar, although the company had occupied a small shop on the site from the mid-1890s.⁸¹ The business was one of many selling horse-related products and providing horse-related services, which were associated with this area of Melbourne and its proximity to the horse bazaars. The company advertised that it sold 'riding saddles, bridles, harness [and] collars', with 'no factory made goods' (Figure 48).⁸²

With the subdivision and sale of land after the closure of the horse bazaar in 1925-1926, Farrant's applied to the City of Melbourne to construct a three-storey building at the Little Bourke Street site, to the corner of Hardware Lane, to a value of £3,700.⁸³ The building incorporated two ground floor shops fronting the newly created extension to Hardware Lane. Farrant's remained at the site at least until the early 1950s, although parts of the building were variously occupied by other businesses including a leather goods merchant, manufacturers' agents and embroiders.⁸⁴

Description

Constructed in 1926, the three-storey Farrant's Building comprises three-storey retail and manufacturing premises. Presumed to be of masonry construction, it is rendered to produce an understated interwar classical expression with corners realised as stylised columns rising to abstracted capitals below a shallow parapet and triangular pediment. The name, Farrant's Building, is in realised

rendered lettering at second floor level. At ground floor level, the forms of a canted corner entry (with the upper storeys forming a short cantilever) and of early shopfronts survive. However, original window joinery has typically been lost at ground floor level. At the upper levels, original window arrangements survive throughout and incorporate unusual and decorative arrangements of fixed and casement windows providing light and air to the manufacturing spaces. Despite alterations at ground floor level and overpainting more broadly, the form and character of Farrant's Building survives.

How is it Significant?

Farrant's Building at 387 Little Bourke Street, was constructed in 1926 for saddle manufacturer Farrant's, and is of local historical and aesthetic/architectural significance.

Why is it Significant?

The building is historically significant for its association with the commercial horse-related products and services businesses which were concentrated in this area of the precinct. These businesses evolved in connection with the local horse bazaars, particularly in the nineteenth century. Unusually, Farrant's opted to construct this building towards the end of that period, and subsequently maintained their operation into the 1950s. Together with Hardware House across Little Bourke Street, Farrant's Building also illustrates the redevelopment of this area of the precinct after the closure of Kirk's Horse Bazaar. Aesthetically, the building is a substantially externally intact and well-resolved corner commercial building. Its large original windows to the upper levels, with unusual and decorative arrangements of fixed and casement windows, were designed to provide light and air into the original manufacturing spaces. While it has an understated interwar classical expression, details of note include corners realised as stylised columns rising to abstracted capitals below a shallow parapet and triangular pediment, the rendering of the name 'Farrant's Building' at second floor level, and the canted corner entry.

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Within a Stone's Throw of the Old G.P.O.
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Corner 387 Little Bourke Street and Hardware Street
(Late Kirk's Horse Bazaar Rear Entrance).

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REMARKABLE BARGAINS OFFERED IN ALL LINES.

Our Huge Stocks of New and Secondhand Riding Saddles, Bridles, Harness
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You are CORDIALLY INVITED to Inspect THE LARGEST EXHIBITION OF
HIGH CLASS SADDLERY ever made.

FARRANTS PTY. LTD. 387 Little Bourke St., Melb.
Established 40 Years.



Figure 48 Advertisement for Farrant's, 387 Little Bourke Street, Melbourne, 1928
Source: *Weekly Times*, 15 September 1928, p. 90

3.5.5 Cyclone House, 17-19 Hardware Lane

This property is known as Cyclone House, at 17-19 Hardware Lane, Melbourne. It was previously graded C.



Figure 49 Location of Cyclone House, 17-19 Hardware Lane indicated by blue star



Figure 50 Cyclone House



Figure 51 Triangular pediments at parapet level of Cyclone House with water tower visible at rear (photograph taken from elevated position opposite).

What is Significant?

History

Cyclone House was constructed for the Cyclone Fence and Gate Co. in 1930 after the sale and subdivision of the former Kirk's Bazaar land and creation of the extension of Hardware Lane in the mid-1920s. The company relocated to the new offices and showrooms, along with Chambers and Bennetts.⁸⁵ The Cyclone Woven Wire Fence Company was established in 1898 by Leonard Tasman Chambers and William Eastwood Thompson, who had obtained the rights to manufacture American 'cyclone' fencing. In addition to manufacturing the American designs, the company also designed products for Australian customers. Such was the growth of the company, that by the 1920s it had established factories in Melbourne, Adelaide, Sydney and Perth. The company was known for woven wire and wrought iron gates, which became common in Australian suburbs in the mid-twentieth century.⁸⁶

The company's occupation of its building, however, was short-lived, with the company putting it up for auction in 1935.⁸⁷ It appears that the building was not sold at this time, but the Australian Broadcasting Corporation (ABC) took up a lease for part of the building for use as temporary studios 'for the broadcasting of plays and other entertainments.'⁸⁸ Cyclone House was again put up for sale in 1946, and was described in the auction notice as 'a modern, three-storey reinforced concrete office building'.⁸⁹ The building sold for £11,000. The ABC continued to occupy Cyclone House into the 1970s, and the building housed its concert and production departments.⁹⁰

Description

Cyclone House is a formal three-storey building which is remarkably intact to its 1930 state, and combines a range of, occasionally diverse, features into a single, substantial whole. The building has a

symmetrical, rendered façade, flanked by jettied bays rising through the upper levels to produce a tripartite expression. Each bay is capped by a stylised triangular pediment rising above a simple parapet. The name 'Cyclone House' is realised in rendered lettering to the parapet. Windows are largely original and multi-paned, with decorative panels to spandrels incorporating novel geometric devices. At its roof level, the building retains an early water tower, again featuring the 'Cyclone' name, and flagpole which would have formed a local landmark prior to taller and more intensive development east of Elizabeth Street during the later twentieth century. Overall, it displays an unusual composition with understated references to Scottish Baronial and Collegiate Gothic forms, overlaid with an applique of classical and Moderne motifs.

How is it Significant?

Cyclone House, constructed in 1930 at 17-19 Hardware Lane, is of local historical and aesthetic/architectural significance.

Why is it Significant?

The building is significant for its initial association with the highly successful Cyclone Fence and Gate Co, which had been established in 1898. The company produced the much sought after 'cyclone' wire fencing, a product which had been invented in America. The Cyclone Fence and Gate Co also manufactured the then popular woven wire and wrought iron gates. Despite its success, the company did not occupy the building for long, with the Australian Broadcasting Commission moving into the premises in the pre-WWII period and maintaining its association until the 1970s. Aesthetically, the scale and quality of the building is testament to the then success of the Cyclone Fence and Gate Co. It has an unusual architectural expression, with a composition drawing from a range of sources, including English, classical and Moderne antecedents. The building is also highly intact externally, and unusually retains an early named water tower at roof level.

3.5.6 Former Day & Sons warehouse, 401-405 Little Bourke Street

This property is known as the former Day & Sons warehouse, at 401-405 Little Bourke Street, Melbourne. It was previously graded D.

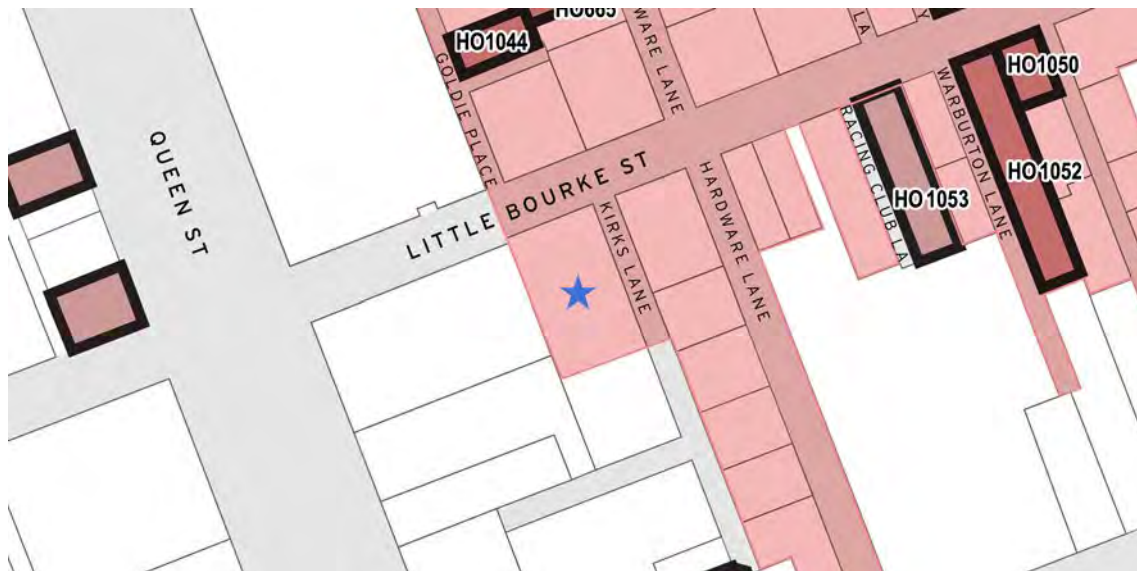


Figure 52 Location of former Day & Sons warehouse, 401-405 Little Bourke Street, indicated by blue star



Figure 53 Subject building, looking west



Figure 54 Subject building, looking east

What is Significant?

History

The warehouse at 401-405 Little Bourke Street was constructed in part in 1911 for saddlery merchants and ironmongers, William Day and Sons. The business was one of many selling horse-related products, in this case leather products, established in this area due to its proximity to the successful Kirk's Horse Bazaar. Local horse-related businesses included livery stables, veterinary surgeons, stock agents and saddle-makers, with saddlers, farriers and blacksmiths located on Little Bourke Street.⁹¹

The 1894 MMBW plan shows the subject site at the corner of Little Bourke and Vengeance (now Kirks) Lane to be a largely vacant allotment with a rectangular shed in the south-west corner. In 1911 a four-storey brick warehouse with a semi-basement was constructed (the subject building).⁹² Designed by architects, Ward & Carleton, and constructed by John W Atkinson, the new building was valued at a NAV of £450.⁹³ A single-storey brick shop, occupied by John Dixon and Co stood on the adjacent (to the west) site at 405 Little Bourke Street. Day and Sons traded from the first floor of the warehouse, with their factory on the second floor. The other floors were variously occupied by a tyre company, underclothing manufacturer, and a boot, shoe and leather merchant.⁹⁴

In 1933, the shop at 405 Little Bourke Street was sold,⁹⁵ and three years later it was incorporated into 401-3 Little Bourke Street through the construction of an additional three floors and the remodelling of the Little Bourke Street (north) facade.⁹⁶ The architect of the 1930s works is not known. A rooftop or upper level, set back from the façade, was also added in or about this period, as is evident in the c.1940 image at Figure 56. The works largely resulted in the current configuration of the building.⁹⁷ Day and Sons continued to occupy the first floor into the 1970s, by which time it was listed in the directory as 'Day's Building'. Various businesses, including bookbinders, leather goods, paper merchants, printing companies and manufacturing agents occupied the other floors.⁹⁸ By 1987, a popular lunch place/restaurant called 'Parlez' was operating from the site.⁹⁹ The building is currently in part occupied by a bar/restaurant called The Apartment.

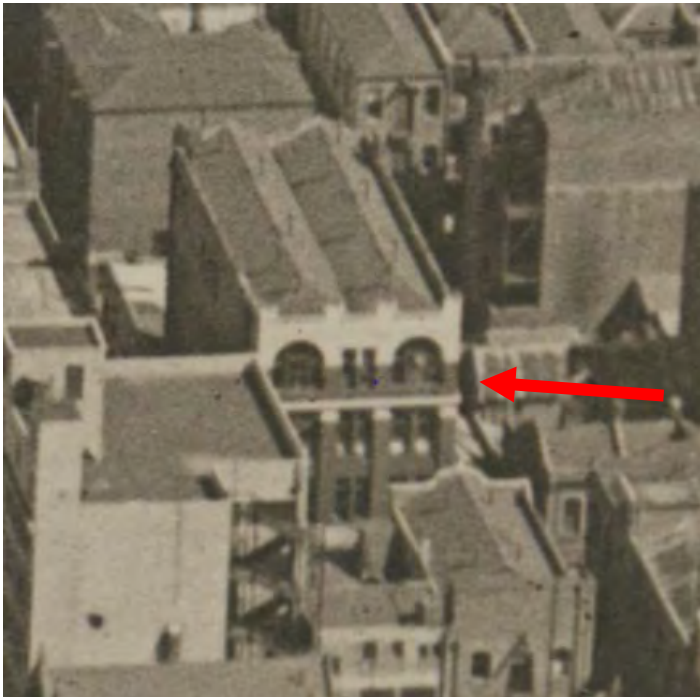


Figure 55 The subject building in 1934, showing the north facade prior to alteration and extension (indicated).

Source: State Library of Victoria



Figure 56 The subject building after modifications, c. 1940
Source: State Library of Victoria

Description

The former Day & Sons warehouse at 401-405 Little Bourke Street was constructed in 1911 and extended in 1936. It is located on the south side of Little Bourke Street, with the east elevation to Kirks Lane. The face brick building has a rectilinear plan, and is of four storeys with a semi-basement, and rooftop elements at a small setback. It presents an asymmetrical façade to Little Bourke Street reflecting the different structural arrangements of the two building components.

Consistent with commercial design of the period, the building is expressed as a tripartite arrangement broadly modelled on fifteenth or sixteenth century palazzi with unornamented intermediate floors above a heavy base floor and below an overhanging cornice or 'capital' level.¹⁰⁰ In Australia, buildings of this form are occasionally described as Commercial Palazzi. However, the subject building is devoid of classical detailing and references to buildings of the Italian Renaissance largely derive from its tripartite form rather than its ornamentation.¹⁰¹

The semi-basement level is rendered in a rusticated manner to produce a heavy base to the composition. Brick pilasters, broadly recalling classical columns rise to abstracted, dentilated capitals. The upper level sits over a rendered string course and is capped by an ornamental parapet. The cornice, parapet (and a section of the facade below the parapet) are rendered, providing the upper level with a contrast to the brick intermediate floors below, and giving emphasis to the building's crown. Rooftop elements appear to date from the 1936 works (they are visible in 1940, Figure 56) but do not affect the façade composition. The eastern elevation is without ornament presenting simple, punched window openings to the laneway. Original steel framed windows to this elevation have been replaced.

The current entry arrangement on the western side of the north façade appears to date from c.1980s, albeit the altered arrangements continue to utilise existing openings and the works have not affected the rhythm of the original fenestration. External rendered elements have been overpainted and timber windows to the façade have been altered. The external expression of the façade otherwise survives with face brickwork and rendered detailing intact.

How is it Significant?

The warehouse at 401-405 Little Bourke Street, constructed in part in 1911 and extended in the 1930s, is of local historical and aesthetic/architectural significance.

Why is it Significant?

The warehouse at 401-405 Little Bourke Street, constructed in 1911 for saddlery merchants and ironmongers, William Day and Sons, with significant modifications undertaken in 1936, is of local historical significance. The building is significant for its historical association with the commercial horse-related products and services businesses which were concentrated in this area of the central city. The businesses were in historical proximity to the renowned horse bazaars, including the long running Kirk's Bazaar, after which the adjoining lane is named. Day and Sons were one of a number of like-minded businesses in the area, which flourished from the nineteenth century, although unusually the company continued to operate from at least part of the building into the 1970s. The warehouse is also of aesthetic/architectural significance. While the original 1911 building was extended and modified in 1936, the works were relatively early in the history of the building, and undertaken by Day and Sons. The works were well resolved architecturally and in execution, with regard to the building's form and understated stripped classical expression. The building balances a classical sense of composition with the use of limited and particularly stylised classical detailing. The face brickwork of the building also stands out in the Little Bourke Street context. Buildings of this type additionally demonstrate an affinity with the emergent Modern School while continuing to offer the familiarity of classically-based architecture.

3.6 Properties with existing individual Heritage Overlay controls

As noted above, there are properties within the precinct which currently have an individual Heritage Overlay control. These are identified in the property schedule, but are not described in detail here. See their separate individual property citations for a brief history, description and assessment of these properties. The property at 23-31 Niagara Lane is also included in the Victorian Heritage Register. In summary, the properties are as follows:

- 106-112 Hardware Street, four storey Victorian warehouses, HO1045
- 4-6 and 8 Goldie Place, two storey Victorian warehouses, HO1044
- 60-66 Hardware Lane, three two storey Victorian warehouses, HO666
- 55-57 Hardware Lane, three storey Victorian factory, HO665
- 63-77 Hardware Lane, Row of four storey Victorian warehouses, HO667
- 362-364 Little Bourke Street, four storey Victorian commercial building, HO1051
- 377-381 Lonsdale Street, four storey Victorian commercial building, HO716
- 23-31 Niagara Lane, four two storey Victorian warehouses, HO726 (VHR 473)
- 361-363 Little Bourke Street, three storey interwar factory/commercial building, HO1050
- 365-367 Little Bourke Street, three storey Victorian warehouse and commercial building, HO1052

4.0 Assessment of significance

The following assessment includes a comparative analysis of the precinct; identification of relevant heritage criteria; and a statement of significance.

4.1 Comparative analysis

The Guildford and Hardware Laneways Precinct, as a heritage precinct focused on the lanes and little streets of Melbourne's central CBD, is distinctive within the municipal context. It has a singular form and layout, comprising a network of lanes and development to lanes, which predominantly run in a north-south direction, sometimes breaking and then continuing across an intervening street. It is distinctive for its origins within the Hoddle Grid framework, whereby the laneways and little streets provided access to the rears of properties within the grid, and a right-of-way across the large city blocks of the grid. The precinct is also unusual in that the buildings of contributory, and in some cases significant heritage value, can be important precinct contributors due to their side and rear elevations, and not only their property frontages and facades. Unlike other heritage precincts in the CBD, the Guildford and Hardware Laneways Precinct does not predominantly comprise historic retail, commercial or office buildings. Rather, while its heritage value derives from a mix of building types, the majority are former factories and warehouses of the late nineteenth and early twentieth centuries. Lanes within the precinct also retain, to a greater or lesser degree, original bluestone kerbs, channels and flagstones. These elements also contribute to the materiality and heritage character of the precinct.

Another distinguishing characteristic of the precinct is its contemporary social value, largely due to the revitalisation of the laneways in recent decades, and the new wave of residents and small businesses who have converted the buildings into residences and established bars, cafes, night clubs, galleries and boutique retail outlets. The streetscape activation of ground floor facades, and the advent of street art has also played a part in making the laneways of the precinct more vibrant and attractive.

There are other precincts in the city which incorporate lanes and little streets of heritage value, including Flinders Gate Precinct (HO505), Flinders Lane Precinct (HO506) and Little Bourke Street Precinct (HO507). These precincts are also significant for demonstrating the importance of the little streets and service lanes to the historic development and function of the CBD. This includes the particular character of development to little streets in these precincts, such as the warehouse and 'rag trade' development of Flinders Lane (HO506), and the distinctive development associated with Chinese commercial activity in Little Bourke Street (HO507). The precincts also demonstrate the important relationship of laneways to properties with primary and main street frontages. However, the Guildford and Hardware Laneways Precinct stands out in this context for its extent, and for its ability to demonstrate the historical development, use and importance of laneways and little streets to the central city. The precinct's location in the CBD context is also of relevance. Historically, it was situated away from the main commercial areas to the south and east. As such, the relatively cheaper land values, and the different development pattern to the more prestigious areas of the city, enabled a variety of businesses to construct and occupy substantial factories and warehouses from the late nineteenth and into the twentieth centuries.

A number of manufacturing and warehousing precincts also survive in Melbourne's inner suburbs. Large warehouses and factories are concentrated in precincts in the suburbs of Collingwood (Foy & Gibson); Fitzroy (MacRoberston); and Richmond (Australian Knitting Mills and Julius Kayser factory). However these are more of note for their difference to the Guildford and Hardware Laneways Precinct, rather than their similarities. Specifically, these were typically developed by a single manufacturer or operation, to produce planned and orderly manufacturing facilities on a grand scale. In comparison, the Guildford and Hardware Laneways Precinct is distinguished by its diversity of factory and warehouse building forms, dates, uses and original owners.

4.2 Assessment against Criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

4.3 Statement of Significance

What is Significant

The Guildford and Hardware Laneways Precinct is located in the Melbourne Central Business District. The precinct occupies parts of four city blocks bounded by La Trobe Street to the north, Bourke Street to the south, Queen Street to the west and Elizabeth Street to the east. The precinct has a comparatively high proportion of buildings of heritage value, and significant and contributory buildings in the precinct date from the 1850s through to the interwar period. While precinct development is diverse, many of the graded buildings are former factories and warehouses, with some more modest workshops, of the late nineteenth and early twentieth centuries. The precinct boundary is not contiguous, and in some cases the laneways stop at little streets or main streets and thoroughfares, before recommencing on the other side. The side and rear elevations of buildings of significant and contributory heritage value, can also be important precinct contributors. Where there is historic development to both sides of a laneway or street, including the fronts, sides or rears of properties, the precinct boundary generally incorporates the subject laneway or street. Laneways also provide a setting to the properties, again including property sides or rears. Lanes within the precinct also retain, to a greater or lesser degree, original bluestone kerbs, channels and flagstones.

How is it Significant

The Guildford and Hardware Laneways Precinct is of historical, social and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The Guildford and Hardware Laneways Precinct is of historical significance. The laneway network within the precinct provides evidence of the evolution and growth of the central city within the structure of the large city blocks and rigid geometry of the 1837 Hoddle Grid. While the grid plan included main streets, and east-west running little streets, the lanes proliferated off this framework, generally in a north-south direction, as the city evolved and developed. The precinct and its laneways and little streets also demonstrate changing historical land uses, and retain building types which reflect these uses and evolving patterns of occupation and development in central Melbourne. The number and extent of lanes in the precinct is reflective of their significant growth in the CBD from the mid-nineteenth to the mid-twentieth century, with 235 named lanes in the broader city by 1935. The precinct's lanes historically serviced the rears of properties fronting other streets, and acted as thoroughfares through

large city blocks. Their typical north-south alignment is reflective of the boundaries of the late 1830s and 1840s large Crown allotments. With increasing subdivision, density and changing land use patterns, many early lanes also evolved into distinct streets with their own character and property frontages. The changing names of some lanes attests to their evolving histories and land uses. Throughout much of the second half of the nineteenth century, small scale residential development and commercial activity was the overriding precinct land use. The former included modest cottages and dwellings, sometimes of sub-standard construction; while the latter included Melbourne's famous horse bazaars, numerous hotels and small scale workshops. From the late nineteenth century and into the early twentieth century, many earlier small buildings were demolished and replaced by larger factories and warehouses. The precinct's location, away from the main commercial areas to the south and east, also enabled this next phase of development, due to the relatively cheaper land values. Diverse businesses occupied the buildings, and included printers, publishers and stationers, bulk stores, manufacturing businesses, and light industry. Many of these buildings remain in the precinct. In the later twentieth century, a new wave of residents and businesses were attracted back to the precinct, as part of the City of Melbourne's revitalisation of the central city laneways. (Criterion A)

The Guildford and Hardware Laneways Precinct is of social significance. This largely derives from the popularity of the revitalised and vibrant laneways of the precinct, with residents and visitors attracted by the activated laneway streetscapes, street art, and numerous bars, cafes, night clubs, galleries and boutique retail outlets. The laneways are also valued by the community as unique public spaces within the CBD. (Criterion G)

The Guildford and Hardware Laneways Precinct is of aesthetic/architectural significance. The laneways in particular form distinctive streetscapes within the central city, their significant heritage character enhanced by the diverse collection of historic buildings, including former factories and warehouses, with some workshops, and their rich materiality. Face red brick is the dominant material, complemented by bluestone, rendered masonry and concrete. The heritage character also derives from the narrow footprint and dimensions of the lanes, given emphasis by the bordering buildings with tall and/or long facades and walls, with no setbacks. Some warehouses have elevated ground floors, and visible sub-basements, which while being illustrative of original loading arrangements, also contribute to the distinctive aesthetic of some lanes. Lanes within the precinct retain to a greater or lesser degree original bluestone kerbs, channels and flagstones, which also contribute to the materiality and heritage character of the precinct. (Criterion E) The precinct is additionally important for demonstrating the principal characteristics of the laneway network of the broader city. The alignment and layout of the precinct's lanes reflects their origin within the formal Hoddle Grid, their proliferation within the original large city blocks, and their historic servicing and right-of-way roles. Importantly, the laneways of the precinct also largely retain their original arrangement, as evident in nineteenth century sources. (Criterion D)

4.4 Key characteristics

The following are the key characteristics of the precinct, which support the assessed significance:

- Laneways predominantly follow a north-south alignment, reflective of the boundaries of the large Hoddle Grid (Crown land) allotments of the late 1830s and 1840s.
- Density of laneways is reflective of their proliferation within the large city blocks from the mid-nineteenth century, following increased subdivision and changing land use patterns.
- Laneways include those which are distinct streets with property frontages; and those which have formed to the sides or rears of properties.
- Narrow proportions, emphasised by walls of buildings, provide a unique character to the laneways as public spaces.
- Contributory components of buildings to the precinct include side and rear elevations, as well as property frontages and facades.
- Contributory building materials include face red brick, bluestone, rendered masonry and concrete. Of note is the limited overpainting of original external walls.

- Windows and doors expressed as punched openings in masonry walls rather than large expanses of glazing.
- Original window and (to a lesser degree) door joinery, including nineteenth century timber elements, and more commonly steel windows from the interwar period.
- Buildings are typically constructed from boundary to boundary, with no setbacks.
- Heights of buildings vary but are generally within the one to four storey range, with some exceeding this.
- Other notable built form characteristics include elevated ground floors and visible basements; high parapets and very little visibility of roof forms; original signage and building names; chamfered corners; hoists and crane beams to warehouses, providing access to upper levels; and timber and concrete buffers.
- There is a general absence of vehicle parking arrangements.
- Contributory laneway materials include bluestone kerbs, channels and flagstones.

5.0 Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

External Paint Controls	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016

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- 3 Context Pty Ltd, *Thematic History – A History of the City of Melbourne’s Urban Environment*, 2012, p. 11.
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- 5 Weston Bate, *Essential but Unplanned: The story of Melbourne’s laneways*, State Library of Victoria, Melbourne, 1994, p. 12; *Melbourne Daily News*, 6 February 1851, p. 2; *Age*, 5 September 1855, p. 5;
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- 8 *Sands & McDougall directory*, 1858.
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- 19 John Freeman, *Lights and Shadows of Melbourne Life*, Sampson Low, Marston, Searle, & Rivington, London, 1888, p. 15. Essay originally published in the *Argus*, 2 May 1874, p. 9.
- 20 *Sands & McDougall directory*, 1858 and 1864, *Argus*, 30 March 1940, p. 12.
- 21 *Argus*, 5 January 1849, p. 4, 27 May 1851, p. 4 and 16 October 1851, p. 2. The location of this lane is shown in an incorrect location on the MMBW detail plan no 1016 of 1894, held by State Library of Victoria.
- 22 Weston Bate, *Essential but Unplanned: The story of Melbourne’s laneways*, State Library of Victoria, Melbourne, 1994, pp. 61, 118, 120-121, *Sands & McDougall*, 1864.

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- 24 City of Melbourne, rate books, Volume 25: 1886, Bourke Ward, rate nos 1127-1129, Volume 29: 1890, Bourke Ward, rate nos 1110-1117, VPRS 5708/P9, Public Record Office Victoria.
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- 26 *Sands & McDougall* directory, 1894.
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- 32 City of Melbourne rate books, Volume 59: 1923, Bourke Ward, rate nos 382-400, VPRS 5708/P9, Public Record Office Victoria.
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- 34 *Sands & McDougall*, 1924.
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- 37 *Age*, 6 November 1925, p. 10.
- 38 *Age*, 6 November 1925, p. 10.
- 39 'Melbourne's streets and lanes: what's in a lane', Royal Historical Society of Victoria, accessed http://www.historyvictoria.org.au/wp-content/uploads/2012/10/Melbournes-Streets-and-Lanes_Discovery-Series-No-2.pdf, accessed 27 May 2016
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- 43 Sarah Oberklaid, 'Melbourne: A Case Study in the Revitalization of City Laneways, Part 1', *The Urbanist*, <https://www.theurbanist.org/2015/09/16/melbourne-a-case-study-in-the-revitalization-of-city-laneways-part-1/>, accessed 30 May 2016 and 'Melbourne Laneways, a success story', in *Forgotten Spaces: Revitalising Perth's Laneways*, *City of Perth*, accessed via <http://www.perth.wa.gov.au/sites/default/files/documents/Forgotten%20Spaces%20Revitalising%20Perths%20Laneways.pdf>, 30 May 2016.
- 44 'Melbourne Laneways, a success story', in *Forgotten Spaces: Revitalising Perth's Laneways*, *City of Perth*, accessed via <http://www.perth.wa.gov.au/sites/default/files/documents/Forgotten%20Spaces%20Revitalising%20Perths%20Laneways.pdf>, 30 May 2016.

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- 45 *Age*, 17 May 1985, pp. 10-11.
- 46 *Age*, 10 February 1984, p. 35.
- 47 *Age*, 18 September 1981, p. 38 and *Sands & McDougall directory*, 1924, 1950.
- 48 *Age*, 27 July 1982, p. 25.
- 49 A fifth block, as included in the study area – Bourke Street to Little Collins Street - was examined for inclusion in the precinct. This block incorporates two laneways, namely Penfold Place and the thoroughfare of McKillop Street. While some properties associated with these laneways have existing individual Heritage Overlays, the early character of the laneways per se has generally been overwritten by new built form and other interventions which have affected their legibility and significance. Neither lane is proposed for inclusion in the precinct.
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- 51 60 Hardware Lane, City of Melbourne, I-heritage database, <http://www.melbourne.vic.gov.au/building-and-development/heritage-planning.aspx> accessed 15 June 2016
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- 53 City of Melbourne, rate books, Volume 42: 1906, Bourke Ward, rate no 1403, VPRS 5708/P9, Public Record Office Victoria.
- 54 As noted in City of Melbourne, *Central Activities District Conservation Study*, Graeme Butler, 1985, Building Identification Form '32-4 Guildford Lane'.
- 55 See <http://vhd.heritagecouncil.vic.gov.au/places/70>, <http://vhd.heritagecouncil.vic.gov.au/places/819#timeline-title>, <http://vhd.heritagecouncil.vic.gov.au/places/815>, accessed 1 June 2016.
- 56 City of Melbourne, rate books, Volume 46: 1910, Bourke Ward, rate nos 1392-1394, VPRS 5708/P9, Public Record Office Victoria.
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- 59 City of Melbourne, rate books, Volume 56: 1920, Bourke Ward, rate no 372, VPRS 5708/P9, Public Record Office Victoria
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- 67 *Argus*, 11 August 1881, p. 2.
- 68 *Sands & McDougall directory*, 1901.
- 69 *Sands & McDougall directory*, 1905, 1906.
- 70 *Leader*, 12 July 1913, p. 37.
- 71 *Argus*, 31 January 1934, p. 6.

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- 73 Based on the historical research undertaken in relation to the precinct.
- 74 *Australasian*, 9 August 1924, p. 42.
- 75 *Argus*, 22 October 1926, p. 13.
- 76 *Argus*, 25 June 1925, p. 11.
- 77 *Argus*, 22 October 1926, p. 13.
- 78 'Melbourne's streets and lanes: what's in a lane', Royal Historical Society of Victoria, accessed http://www.historyvictoria.org.au/wp-content/uploads/2012/10/Melbournes-Streets-and-Lanes_Discovery-Series-No-2.pdf, accessed 27 May 2016
- 79 *Age*, 22 October 1926, p. 12
- 80 See advertisement, 'Farrants Pty Ltd for 45 years', in *Argus*, 2 December 1933, p. 14.
- 81 *Sands & McDougall directory*, 1890, 1894.
- 82 *Weekly Times*, 8 March 1924, p. 25.
- 83 City of Melbourne Building Application Index, 387 Little Bourke Street, BA 8713, 10 October 1927, held by Lovell Chen.
- 84 *Age*, 2 August 1952, p. 19, *Sands & McDougall*, 1930, 1935, 1970.
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- 86 The historical overview of the Cyclone Fence & Gate Company has been drawn from M Churchward and D Tout-Smith, 1996, 'Cyclone Fence & Gate Co.', in Museum Victoria Collections <http://collections.museumvictoria.com.au/articles/2688>, accessed 13 May 2016.
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- 90 *Sands & McDougall directory*, 1970, *Argus*, 16 June 1937, p.14 and 23 April 1955, p. 42.
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- 100 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, pgs. 168-171.
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Guildford and Hardware Laneways Precinct Property Schedule

Lovell Chen 2017, updated October 2018

Block 1

Address	Name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
8-10 Guildford Lane		U	Non- contributory	Three storey c. 1980s apartments	-	-	
12-14 Guildford Lane		C	Contributory	Single storey interwar factory	-	-	
16-18 Guildford Lane		C	Contributory	Three storey interwar factory	-	-	Also contributory to Flanigan Lane.
20-24 Guildford Lane		C	Contributory	Four storey interwar factory	-	-	Also contributory to Flanigan Lane.
26-28 Guildford Lane		U	Contributory	Two single storey interwar workshops	-	-	Also contributory to Flanigan Lane.
30 Guildford Lane		U	Contributory	Two storey interwar warehouse	-	-	Also contributory to Flanigan Lane.
32-34 Guildford Lane		U	Significant	Single storey Edwardian bluestone workshop with interwar brick addition above	-	-	Also contributory to Flanigan Lane.

Address	Name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
5-13 Guildford Lane		C	Contributory	There are four building components at this address. From east to west: two storey c. 1970s dwelling; two storey interwar factory; single storey interwar workshop; and single storey interwar workshop	-	-	The front of the c. 1970s dwelling is non-contributory. All the buildings are also contributory to McLean Alley, excluding the 1970s dwelling.
15-21 Guildford Lane		C	Contributory	Three storey interwar factory	-	-	Also contributory to McLean Alley.
23-25 Guildford Lane		U	Non-contributory	Part three storey c. 1980s apartments	-	-	
27 Guildford Lane		U	Non-contributory	Part three storey c. 1980s apartments	-	-	
29 Guildford Lane		C	Contributory	Three storey interwar warehouse	-	-	Also contributory to McLean Alley.
31 Guildford Lane		C	Contributory	Three storey interwar warehouse	-	-	Also contributory to McLean Alley.
33-35 Guildford Lane	Regency House	C	Contributory	Three storey interwar factory	-	-	Also contributory to McLean Alley.
24-26 McLean Alley		U	Non-contributory	Part three storey c. 1980s apartments	-	-	
28 McLean Alley		U	Non-contributory	Part three storey c. 1980s apartments	-	-	

Address	Name	Previous grading	Significant/ Contributory/ Non contributory	Description	Existing HO	VHR	Comment*
15-21 Sutherland Street	Probuild Constructions (Aust)	E	Significant	Bluestone former Bucks Head Hotel stables, 1853	-	-	This building is assessed as being of State significance. Corner building with significant elevations to three building frontages.
25-31 Sutherland Street		C	Contributory	Two/three storey warehouse, c. 1900	-	-	Corner building with contributory elevations to three frontages.

Block 2

Address	Name	Previous grading	Significant/ contributory	Description	Existing HO	VHR	Comment*
106-112 Hardware Street		C	Significant	Pair of four storey Victorian warehouses	HO1045	-	
115-123 Hardware Street	Bianca Apartments	C	Contributory	Three storey Edwardian warehouse	-	-	Also contributory side elevation.
391 Little Lonsdale Street	CJ Lunchbar	U	Contributory	Two storey interwar factory	-	-	Also contributory to Hardware Street.
395-397 Little Lonsdale Street		C	Contributory	Three storey brick building with tilework to facade	-	-	Also contributory to rear lane (accessed off Hardware Street).

Block 3

Address	Name	Previous grading	Significant/contributory	Description	Existing HO	VHR	Comment*
4-6 and 8 Goldie Place	Breathe Yoga & Pilates	B	Significant	Pair of two storey Victorian warehouses	HO1044	-	Note: the current Heritage Overlay map for HO1044 covers the address of 4-6 Goldie Place (one building). 8 Goldie Place is the other building in the pair, and should be included in the mapping for HO1044. Also significant elevation to side lane (accessed off Goldie Place).
10-12 Goldie Place	Rare Steakhouse	C	Contributory	Two storey 1930s factory	-	-	
14-20 Goldie Place	Word Warehouse	C	Contributory (both buildings)	No. 14: two storey interwar factory No 18-20: Two storey Edwardian factory	-	-	
54-58 Hardware Lane		U	Contributory	Three storey 1939-40 commercial building, with alterations	-	-	
60-66 Hardware Lane		B	Significant	Three two storey Victorian warehouses	HO666	-	
68-78 Hardware Lane		U	Non-contributory	Two storey c. 1980s building	-	-	
51-53 Hardware Lane		U	Non-contributory	Three storey offices constructed 1974	-	-	
55-57 Hardware Lane		D	Significant	Three storey Victorian factory	HO665	-	
59-61 Hardware Lane		U	Contributory	Three storey Victorian factory with alterations	-	-	

Address	Name	Previous grading	Significant/contributory	Description	Existing HO	VHR	Comment*
63-77 Hardware Lane		A	Significant	Row of four storey Victorian warehouses	HO667	-	Note: there are four buildings in the row. The current Schedule to the Heritage Overlay lists the address as 63-67, which is incorrect; and the current HO667 mapping only applies to 63-67. It should be amended to cover all four building components.
362-364 Little Bourke Street (also 4 Warburton Alley)		C	Significant	Four storey Victorian offices, interwar addition to rear with c. 2000 alterations	HO1051	-	Also significant to Warburton Alley, associated with Victorian building, and not the interwar rear addition.
370 Little Bourke Street		C	Contributory	Five storey interwar offices, with earlier components at rear	-	-	Also contributory to Warburton Alley.
372-378 Little Bourke Street		U	Non-contributory	Six storey interwar former warehouse and shops with subsequent office use, to Little Bourke Street, with post-war alterations to principal facade	-	-	
380-384 Little Bourke Street (46 Hardware Lane)		C	Contributory	Two storey Victorian hotel, 1869, with alterations	-	-	Includes single storey north wing which is not contributory. Also contributory to Hardware Lane.
386-392 Little Bourke Street (43-49 Hardware Lane)	Hardware House	C	Significant	Six storey interwar offices	-	-	Also significant to Hardware Lane.

Address	Name	Previous grading	Significant/contributory	Description	Existing HO	VHR	Comment*
394-400 Little Bourke Street		D	Contributory	Two building components, including three storey Victorian warehouse (398-400) and c. 1925 three-storey warehouse/factory (394-396)			
377-381 Lonsdale Street (30 Niagara Lane)		C	Significant	Four storey Victorian commercial building	HO716	-	Note: the current mapping of HO716 is incorrect, with the HO map covering the non-contributory building to the east. The mapping should be amended to cover this building at the corner of Niagara Lane. Significant to Niagara Lane; and also contributory to Warburton Alley.
383-387 Lonsdale Street		C	Contributory	Three storey interwar hotel	-	-	
389-395 Lonsdale Street		U	Contributory	Four storey interwar offices	-	-	The principal facade is not contributory, but the side to Hardware Lane is contributory, as is the rear to the lane off Hardware Lane.
15-17 Niagara Lane		C	Contributory	Four storey interwar factory	-	-	
19-21 Niagara Lane		U	Contributory	Three storey interwar factory	-	-	
23-31 Niagara Lane		A	Significant	Row of four two storey Victorian warehouses	HO726	H0473	Also significant to laneway off Niagara Lane.

Block 4

Address	Name	Previous grading	Significant/contributory	Description	Existing HO	VHR	Comment*
408 Bourke Street (9 Hardware Lane)		D	Contributory	Two storey post-war retail premises with three storey interwar office wing to rear/north side	-	-	Previous D grading applies to the whole of the building, including the post-war building component to the corner of Bourke Street, and the interwar three storey office wing to its north to Hardware Lane. The building to corner of Bourke Street is non-contributory; three storey interwar office wing to north on Hardware Lane is contributory.
13-15 Hardware Lane	Roll'd	C	Contributory	Four storey interwar offices	-	-	
17-19 Hardware Lane	Cyclone House	C	Significant	Three storey interwar offices	-	-	
21-25 Hardware Lane	Campari House	C	Contributory	Three storey interwar offices	-	-	
27-31 Hardware Lane		C	Contributory	Three storey interwar offices	-	-	
353-359 Little Bourke Street		C	Contributory	Three storey Victorian factory/retail premises	-	-	Also contributory to Rankins Lane.
361-363 Little Bourke Street		C	Significant	Three storey interwar factory/commercial building	HO1050	-	Also significant to Rankins Lane.
365-367 Little Bourke Street		C & D	Significant	Three storey Victorian warehouse and commercial building	HO1052		Also significant to Warburton Lane.

Address	Name	Previous grading	Significant/contributory	Description	Existing HO	VHR	Comment*
369-371 Little Bourke Street	Grill'd Healthy Burgers	C	Contributory	Two storey interwar retail premises	-	-	Also contributory to Warburton Lane.
377-379 Little Bourke Street	O'Donahue's Building	D	Contributory	Three storey c. 1922 shops and factory			
383-385 Little Bourke Street		D	Non-contributory	Two-storey brick c. 1940 shop and warehouse			
387 Little Bourke Street	Farrant's Building	C	Significant	Three storey interwar retail/manufacturing building	-	-	Also significant to Hardware Lane.
393-397 Little Bourke Street	Kirks Building	U	Contributory	Three storey interwar offices, substantially altered c. 1980s	-	-	Also contributory to Hardware Lane.
401-405 Little Bourke Street	Day & Sons warehouse	D	Significant	Four/five storey 1911-1936 red brick warehouse			Also significant to Kirks Lane
1-3 Rankins Lane		C	Contributory	Two storey Victorian factory	-	-	
5-7 Rankins Lane		C	Contributory	Three storey interwar factory	-	-	
9-15 Rankins Lane		C	Contributory	Three storey interwar factory	-	-	
2-6 Rankins Lane		C	Contributory	Four storey interwar warehouse	-	-	
8-14 Rankins Lane		C	Contributory	Three storey interwar warehouse	-	-	
15-19 Warburton Lane		C	Contributory	Two storey interwar factory	-	-	

*This column indicates where the rear or side of a building contributes to the historic character and significance of a laneway. In some cases, the front of a property has been modified or replaced, and has lost its heritage value, but the historic rear or side component to the laneway is retained. Unless otherwise stated in this column, the front or principal component of the subject property has heritage value.

APPENDIX B

New Individual place citations

Place Citation

NAME	Former Pellegrini & Co premises		
ADDRESS	388-390 Bourke Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Commercial building	GRADING	Significant
DATE OF CONSTRUCTION	1929-30	PREVIOUS GRADING	C
BUILDER	Pettigrew Pty Ltd, 1957 alterations,	ARCHITECT	AA Fritsch, 1929-30 Harry A Norris, 1957 alterations



Key 388-390 Bourke Street



Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness Good Fair Poor

Place Citation



Figure 1 Subject building

History

The building at 388-390 Bourke Street, Melbourne was constructed in 1929-30 for Pellegrini & Co, a company involved in the publishing and selling of Catholic literature and associated material.

During the nineteenth century Bourke Street, west of Elizabeth Street, was characterised by horse bazaars and livery stables. The substantial - and long-running - Kirk's Horse Bazaar extended from the north side of Bourke Street through to Little Bourke Street. It was established by James Bowie Kirk in 1840, a member of the Melbourne Racing Club. Weekly auctions were held for the sale of hundreds of horses, and the annual sale after the Royal Agricultural Show drew large crowds.¹ The Royal and Victoria horse bazaars were also established in this section of Bourke Street by the 1860s. The combined effect of the horse bazaars was to attract associated businesses, which in the following decades were established nearby on Bourke and Little Bourke streets.² This part of Bourke Street also boasted numerous hotels, which in the 1890s included the New York, the Farmers' Club, the Victoria, the Warrnambool, Hotel Metropole, the Saracen's Head and the Australian.³

Previously the Plough Inn, the Farmers' Club Hotel operated on the subject site from 1877, but was delicensed in 1913 as part of the work of the Licences Reduction Board, undertaken in the 1900s-1910s.⁴ By 1925, the Farmers' Club Cafe was operating from the two-storey brick building.⁵ By this time, the horse bazaars had closed, with the last horse sale at Kirk's Bazaar held in 1925.⁶

Place Citation

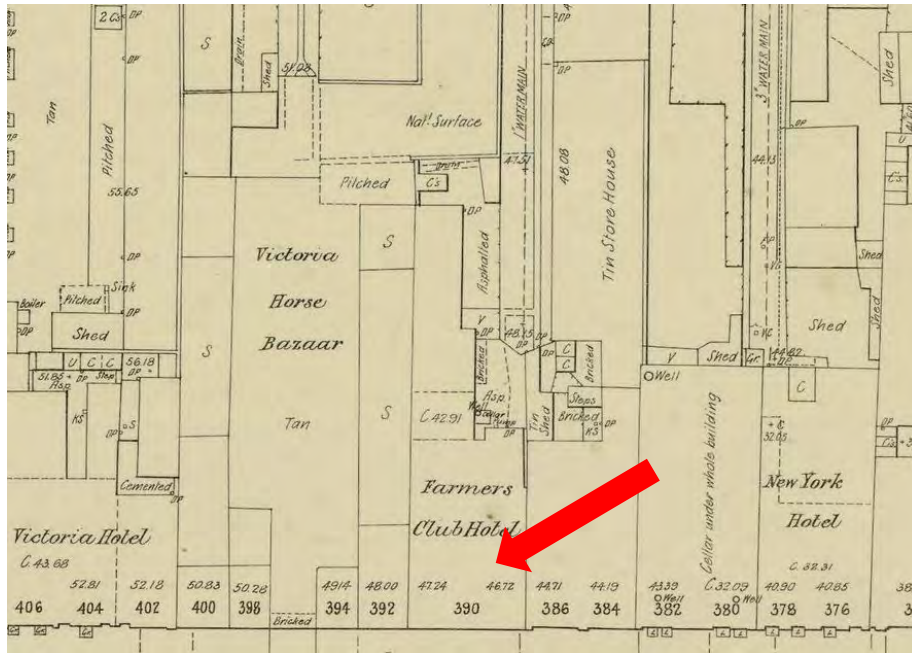


Figure 2 MMBW detail plan, no. 1016, 1894, showing location of subject site (indicated), with previous building

Source: State Library of Victoria

The closure and subsequent sale of the bazaar sites prompted new development in the area, with a number of buildings constructed along the newly created Hardware Lane and along Bourke Street. The character of this part of the street also changed, with delicenced hotels and small businesses associated with the horse bazaars replaced by larger commercial buildings and motor garages.

Messrs Jude Pellegrini and Mattei Areल्ली acquired the subject site from then owner Frank Scott, and in May 1929 made an application to the City of Melbourne for the erection of a new building to the value of £8,000.⁷ In November of the same year, another application was made for additions to the building to the value of £17,000.⁸ AA Frisch was the architect of the works.⁹ As constructed, the resultant building was eight storeys in height with balconies at the third and sixth levels. Pellegrini's Catholic Depot opened its 'new, larger and more centrally-situated premises' on 28 April 1930 (Figure 3).¹⁰ The Depot was the source 'for all pious goods for Church or Home use, also a complete stock of library and school books.'¹¹

The company's occupation of the building was short-lived, however, with the British General Electric Company (BGE) leasing the property from Pellegrini's in 1933 for use as showrooms.¹² This company was the Australian representative of the United Kingdom-based General Electric Company, which was formed in London in 1889. British General Electric Company was established in Australia in 1910 and sold a range of electrical goods including light fittings and refrigerators.¹³ By 1936, the building at 388-390 Bourke Street had become known as Magnet House, and continued to be leased by the British General Electric Company Ltd (Figure 4). In the same year, the company expanded the showrooms to accommodate displays of their extensive range of products, and Magnet House became the company's headquarters until its purchase of new, more expansive, premises at 394-400 Latrobe Street in 1955.¹⁴

RR Wickers, a refrigerating company moved into the premises following BGE's departure and in 1957 extensive alterations were made to the building. These included the introduction of a glass mosaic wall pattern on the ground floor. The architect for this work was Harry A Norris, and Pettigrews Pty Ltd was the contractor.¹⁵ Since the mid-1950s, 388-390 Bourke Street has accommodated a range of business, including RR Wickers, Frigrite Ltd, refrigerating engineers, and a number of solicitors and importers.¹⁶

Place Citation

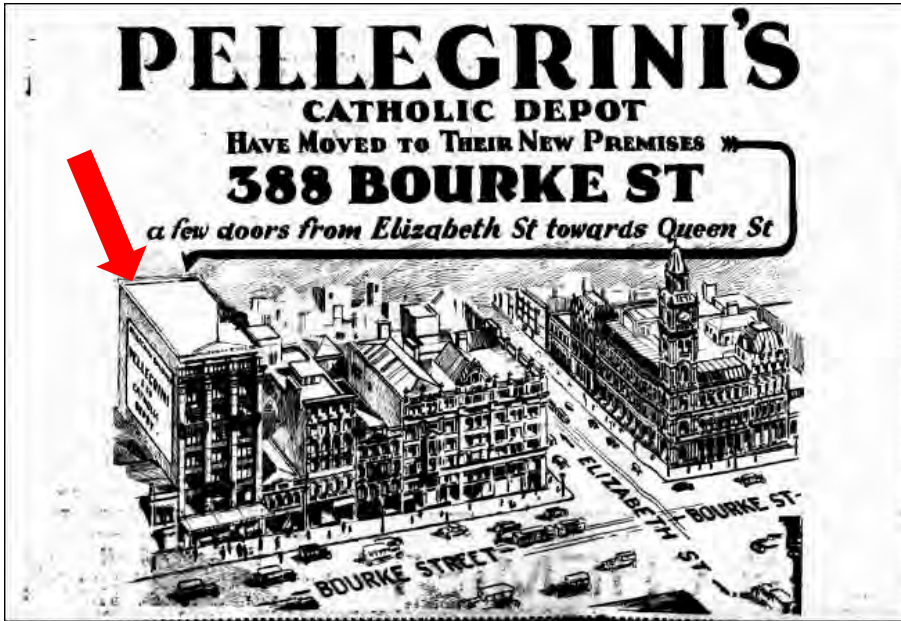


Figure 3 Illustration of Pellegrini's new premises at 388 Bourke Street (indicated), 1930
Source: *Advocate*, 1 May 1930



Figure 4 Bourke Street looking east from Queen Street, c. 1940; showing 388 Bourke Street with BGE advertising
Source: State Library of Victoria

Place Citation

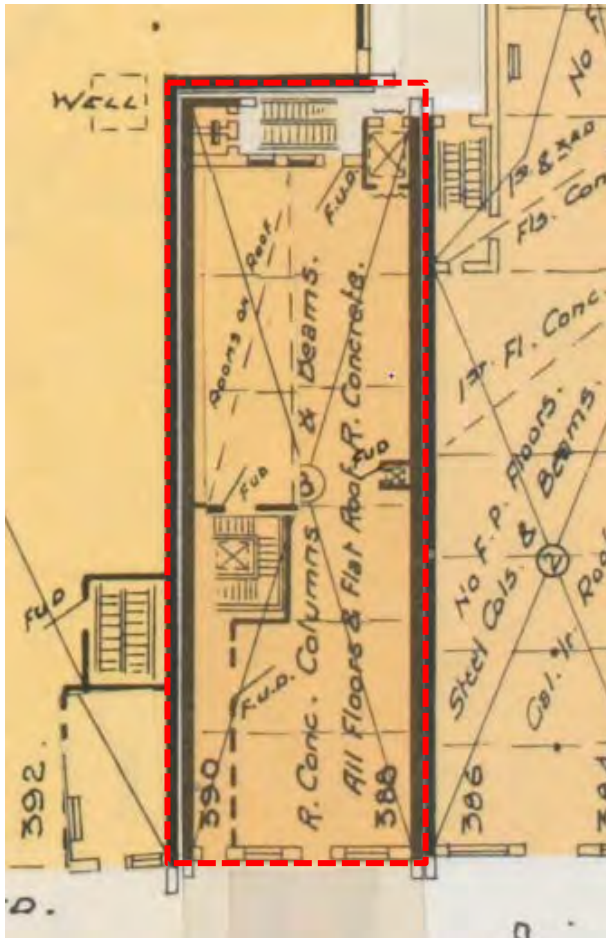


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1948 showing the eight storey warehouse
Source: State Library of Victoria

Regarding AA Fritsch, the architect enjoyed a long association with the Catholic Church from 1894. During the early part of the twentieth century, he designed churches at Rochester (1909), Kyabram (1910), Bairnsdale (1913), Flemington (1923) and Elwood (1929) plus presbyteries, schools and convents.¹⁷ The subject building represents a departure from Fritsch's catalogue being unusual in terms of its multi-storey form, building typology and architectural expression. Generally regarded as an architectural journeyman rather than a gifted designer, the capable handling of emerging American developments as seen in this building, produces an element that is unusual within Fritsch's, often-staid oeuvre. It is one of the architect's last building projects before his death in 1933.¹⁸

Description

As noted above, the building was constructed in two, seemingly independent stages from May to November 1929, with the initial stage costing a reasonably modest £8,000, and the second stage, described in Council's records as 'additions', costing considerably more at £17,000. It is unclear whether the 'additions' took the form of upper levels or an increased building footprint. Despite the irregular construction process, the premises opened in April 1930, presenting to the street as a very capably-designed eight storey building in the Commercial Palazzo style. The building is constructed in reinforced concrete throughout.¹⁹

The problem of constructing high-rise commercial buildings had been explored in America from the 1880s. Despite innovations in terms of steel and concrete framing for multi-storey buildings, some commercial buildings continued to adopt a traditional expression with Italianate detailing to brick and concrete facades.

Place Citation

These were frequently modelled on fifteenth or sixteenth century palazzi with unornamented intermediate floors located above a heavy base floor (or floors) and below an overhanging cornice or 'capital' level.²⁰

Pellegrini's Catholic Depot elaborates on this palazzo approach. It comprises an eight-storey commercial premises in a stylised Italianate manner (although it has previously been described as Neo Greco).²¹ Early images show a massive ground floor providing a base to pilasters which rise through the upper sections of the building to a stylised triangular parapet above a massive cornice. The conventional palazzo approach in which buildings adopt a vertical tripartite arrangement of base, shaft and capital, is invigorated by Fritsch's incorporation of balconies at the third and sixth levels and a free approach to classicized detailing. The result is a very capable and somewhat novel design.

Overpainting and alterations at ground floor level including changes to ground floor openings have had limited impact on the overall design, and the architectural character of the building which draws strength from the interplay of elements above street level. Above the ground floor, the building is substantially intact to its original state retaining original windows and other intact detailing. It does not appear that a verandah at street level, evident at Figure 3, was constructed (refer Figure 4).

Comparative Analysis

One of the more well-regarded buildings in the Commercial Palazzo mode in Melbourne, and contemporary with the subject building, is the former AMP building at 419-29 Collins Street (Bates Smart McCutcheon, 1929-31).²² This ten-storey building, adopting a strict three part expression, is included in the Victorian Heritage Register (VHR H0421). It also featured innovations such as a panel heating system, the first of its kind in Australia; and adjustable steel-slatted sun blinds. It won the Royal Victorian Institute of Architects, Street Architecture Medal in 1932.²³ A more closely comparable building is the former Alexander Hotel at 122-132 Spencer Street (Leslie M Perrott, 1928, Figure 6).²⁴ While this presented a somewhat 'blocky' tripartite form, the cantilevered balconies to key street frontages recall those on the subject building. The subject building is also acknowledged to be on a more modest scale than the two buildings cited above, but nevertheless has a finer level of detailing than either of these buildings.

The former Pellegrini's Catholic Depot also forms part of a broader group of taller commercial building on modest sites constructed during the 1920s and 1930s. These are typified by tall proportions deriving from their narrow, unconsolidated sites and the increasing value of upper storeys brought about by the increased availability of elevators. Architectural enrichments were occasionally flamboyant but were usually confined entirely to facades. Buildings of this type include Francis House at 107 Collins Street (Blackett & Forster, 1929, Figure 7);²⁵ Druids House at 407-9 Swanston Street (Gibbs, Finlay, Morsby & Coates, 1926),²⁶ and the nearby building at 414-16 Bourke Street, another late 1920s construction in a more modest Commercial Palazzo mode. Many other similar buildings were constructed in Melbourne before consolidation of the more modest sites to form generous parcels, better suited to multi-storey development. The latter then became more characteristic of development in the city.

Place Citation



Figure 6 The Hotel Alexander, Spencer Street, Melbourne, c.1930
Source: State Library of Victoria, Accession no. H2011.26/4



Figure 7 Francis House, 1929, Blackett & Forster, Architects
Source: <http://melbournefragments.tumblr.com/post/3957779632>

*Place Citation***Assessment against criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The building at 388-390 Bourke Street, Melbourne was constructed in reinforced concrete, apparently in two stages from May to November 1929. The initial owner was Pellegrini & Co, a company involved in the publishing and selling of Catholic literature and associated material. The architect was AA Fritsch. It is an eight storey building in the Commercial Palazzo style, with a high level of external intactness. It also displays key elements of the style including a vertical tripartite arrangement of base, shaft and capital, complemented by finely worked detailing.

How is it Significant

The building at 388-390 Bourke Street, Melbourne is of aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 388-390 Bourke Street, Melbourne is of local aesthetic/architectural significance. It is a highly externally intact eight storey building which has been capably rendered in the Commercial Palazzo style. The key elements of the style are all on display, including a vertical tripartite arrangement of base, shaft and capital as evidenced in the massive ground floor base, with pilasters rising through the upper sections of the building to a stylised triangular parapet above a massive cornice. The design is invigorated by the incorporation of balconies at the third and sixth levels, and a free approach to classicized detailing. The architectural character of the building draws strength from the interplay of these elements above street level. The subject building is

Place Citation

also an example of a taller commercial building constructed on a modest site in Melbourne in the interwar period. The group are typified by tall proportions deriving from their narrow sites, and reflect the increasing value of upper storeys brought about by the increased availability of elevators. (Criterion E)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016.

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- 1 'Horses', eMelbourne Encyclopedia of Melbourne, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00723b.htm>, accessed 11 April 2016
 - 2 *Sands & McDougall directory*, 1894.
 - 3 MMBW detail plans nos 1011 and 1016, City of Melbourne, 1894, held by State Library of Victoria.
 - 4 *Camperdown Chronicle*, 25 Jan 1877, p. 2, *Leader*, 12 July 1913, p. 37.
 - 5 Mahlstedt fire insurance plan, 1925, Section 1, map no. 13, held by State Library of Victoria.
 - 6 *Age*, 6 November 1925, p. 10.
 - 7 City of Melbourne, rate books, Volume 65: 1929, Bourke Ward, rate no. 75, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne, rate books, Volume 66: 1930, Bourke Ward, rate no. 75, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne Building Application Index, 388-90 Bourke Street, BA11508, 28 May 1929, copy held by Lovell Chen.
 - 8 City of Melbourne Building Application Index, 388-90 Bourke Street, BA11981, 14 November 1929, copy held by Lovell Chen.
 - 9 388-390 Bourke street, in City of Melbourne, i-heritage database <http://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database>.
 - 10 *Advocate*, 24 April 1930, p.14.
 - 11 *The Patrician*, St Patrick's Old Collegians Association, 1930, p. x.
 - 12 City of Melbourne, rate books, Volume 69: 1933, Bourke Ward, rate no. 706, VPRS 5708/P9 Public Record Office Victoria.
 - 13 *B G E News*, 1910-1960 Jubilee Issue, Sydney, 1960; *Argus*, 26 February 1936, p.9.
 - 14 *Argus*, 26 February 1936, p.9; *Argus*, 5 March 1937, p.4.; *Argus*, 19 August 1955, p.3.
 - 15 *Cross-Section*, Issue 54, April 1957, p. 2.
 - 16 *Sands and McDougall directory*, 1957, 1962, 1969.
 - 17 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 264.

Place Citation

- 18 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 264.
- 19 Mahlstedt fire insurance plan, Mahlstedt fire insurance plan, 1925, Section 1, map no. 13, held by State Library of Victoria.
- 20 Apperly et al, *A pictorial guide to identifying Australian architecture*, pgs. 168-171.
- 21 388-390 Bourke street, in City of Melbourne, i-heritage database <http://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database>.
- 22 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 537.
- 23 Former AMP Building, Victorian Heritage Database report, <http://vhd.heritagecouncil.vic.gov.au/places/736/download-report>
- 24 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 537
- 25 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 90.
- 26 Graeme Butler & Associates, *Central City (Hoddle Grid) Heritage Review 2011*, p. 616.

Place Citation

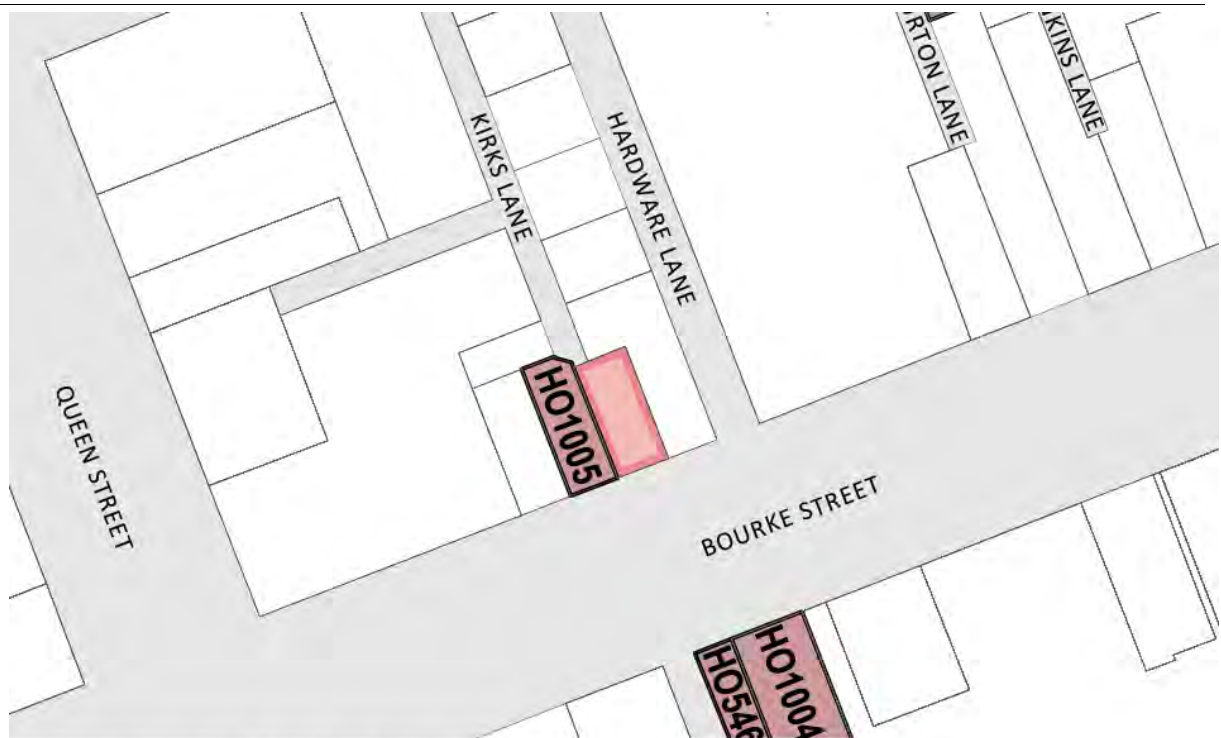
NAME

ADDRESS	414-416 Bourke Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
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PLACE TYPE	Commercial building	GRADING	Significant
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DATE OF CONSTRUCTION	1928	PREVIOUS GRADING	C
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BUILDER	Unknown	ARCHITECT	Unknown
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Key 414-416 Bourke Street



Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness Good Fair Poor

Place Citation



Figure 1 (At left) Oblique aerial view, with nos 414-416 Bourke Street indicated; (at right) Bourke Street facade
Source: (at left) Nearmap May 2015



Figure 2 Ground floor facade, subject building (left) and detail from *Bourke Street looking to Parliament House, Melbourne, Rose Stereograph Co, c. 1948*
Source: (at right) State Library of Victoria

Place Citation



Figure 3 Subject building

History

The building at 414-416 Bourke Street was constructed in the late 1920s. It replaced an earlier single and two-storey brick building on the site which acted as the premises for stock and station agents Pearson Rowe Pty Ltd (Figure 4). Pearson Rowe had origins in the Victorian stock and station agents of Dal Campbell and Company, which established its premises at 49 Bourke Street West, directly adjacent to the entrance to the famous Kirk's Horse Bazaar, in 1873.¹

During the nineteenth century, Bourke Street, west of Elizabeth Street, was characterised by horse bazaars and livery stables. The substantial - and long-running - Kirk's Horse Bazaar extended from the north side of Bourke Street through to Little Bourke Street. It was established by James Bowie Kirk in 1840, a member of the Melbourne Racing Club. Weekly auctions were held for the sale of hundreds of horses, and the annual sale after the Royal Agricultural Show drew large crowds.² The Royal and Victoria horse bazaars were also established in this section of Bourke Street by the 1860s. The combined effect of the horse bazaars was to attract associated businesses, which in the following decades were established nearby on Bourke and Little Bourke streets, including Dal Campbell and Company.³

Place Citation

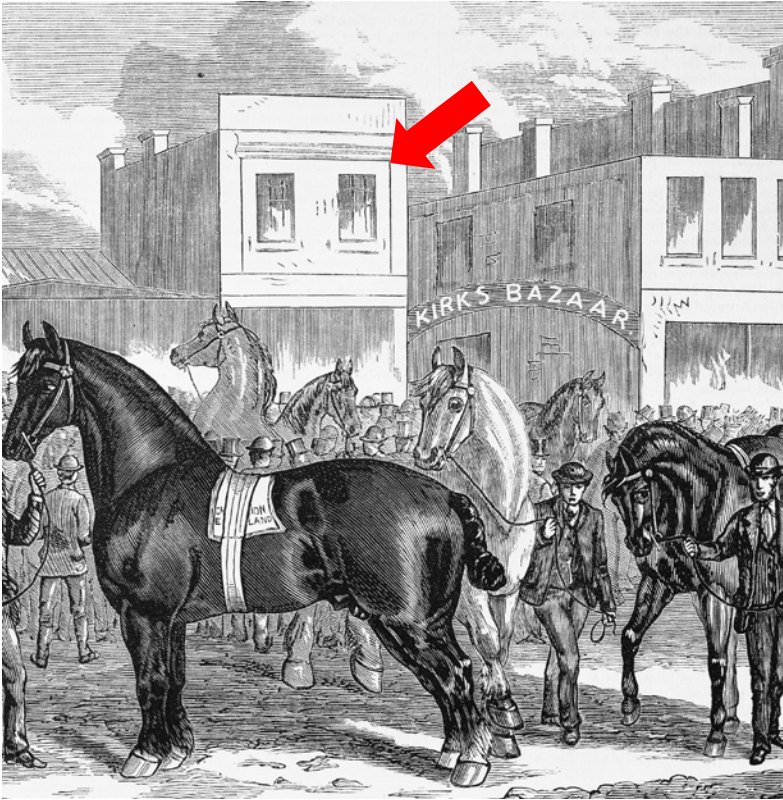


Figure 4 Sketch of a horse show outside Kirk's Horse Bazaar, 1875. The two-storey building indicated previously occupied the site at 414-416 Bourke Street
Source: State Library of Victoria

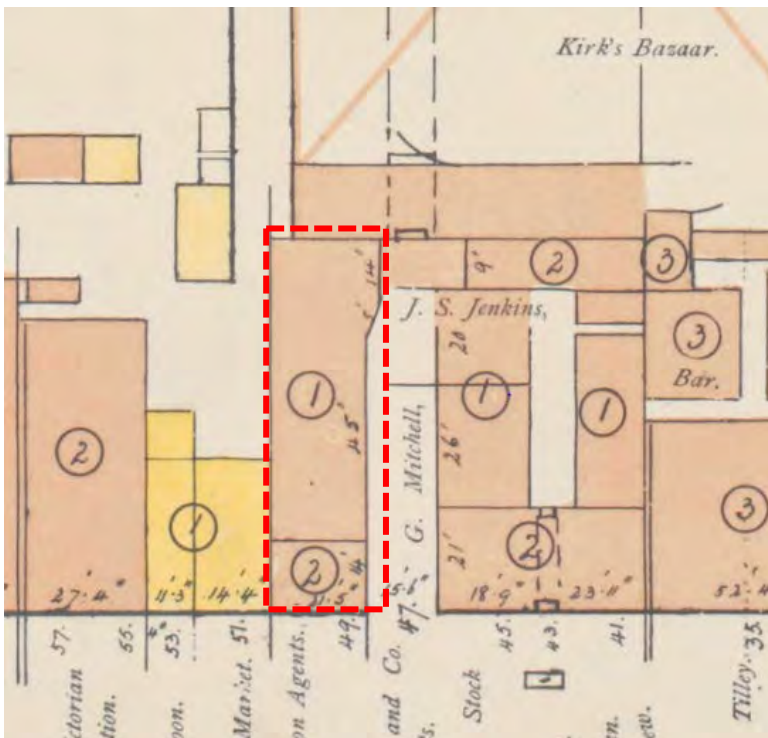


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the original premises on the site
Source: State Library of Victoria

Place Citation

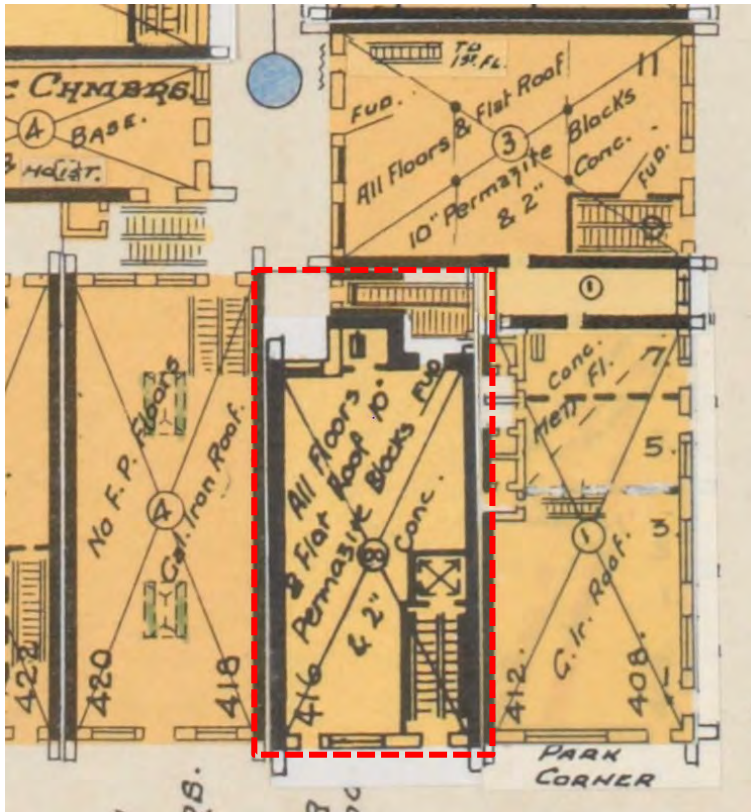


Figure 6 Detail of Mahlstedt fire insurance plan, Map 13, 1948 showing the eight storey warehouse at 414-416 Bourke Street
Source: State Library of Victoria



Figure 7 Aerial view of the central business district of Melbourne from Flinders Street railway station looking north-westerly, c. 1950-c. 1960; the subject building is indicated
Source: State Library of Victoria

Place Citation



Figure 8 Detail, Bourke Street, looking to Parliament House, Rose stereograph co, c1920-1954 [sic] shows 414-416 Bourke Street under construction (indicated)
Source: State Library of Victoria

Dal Campbell and Co became Pearson Rowe in c. 1885 and was a regular stock selling agent at the Newmarket Sale Yards in Kensington. The firm operated from the two-storey brick building at 416 Bourke Street into the early 1920s (Figure 4),⁴ by which time the horse bazaars were closing, with the last horse sale at Kirk's Bazaar held in 1925.⁵ The closure and subsequent sale of the bazaar sites prompted development in the area, with a number of new buildings constructed along the newly created Hardware Lane and along Bourke Street. The character of this part of the street also changed, with delicensed hotels and small businesses associated with the horse bazaars replaced by larger commercial buildings and motor garages.

In May 1927, a notice appeared in the *King Island News* announcing that 'owing to their old offices having become totally unsuitable for their greatly increased business [Pearson, Rowe, Smith and Co] have removed to

Place Citation

larger and more suitable premises' at 483 Bourke Street, between Queen and William streets.⁶ In the same month, an application was made to the City of Melbourne for the erection of offices valued at £11,000 at 414-416 Bourke Street.⁷ Heather Sybil Smith (who had owned the building during Pearson Rowe's occupation) continued as owner.⁸ The new building was a six-storey reinforced concrete building which incorporated a section of the land previously associated with Kirk's Horse Bazaar, following the subdivision and sale of land after closure of the bazaar in 1925-1926. An additional two storeys were added c. 1937-39.⁹ The first occupants of the building were Standard Productions; H Munro, hardware merchants and Allan Slade, hardware merchants. It has been variously occupied since by a number of hardware merchants, tailors and an electrical goods manufacturer.¹⁰

Description

The building was constructed as a six-storey reinforced concrete building in 1927, with an additional two storeys added in c. 1937-39.¹¹ An early image of the building¹² dating from c.1930s shows the building in its six-storey state with a simple modelled parapet. This was demolished in 1939 when the upper levels and associated balconies were constructed.

The problem of constructing high-rise commercial buildings had been explored in America from the 1880s. Despite innovations in terms of steel and concrete framing for multi-storey buildings, some commercial buildings continued to adopt a traditional expression with rendered Italianate detailing to brick and concrete facades. These were frequently modelled on fifteenth or sixteenth century palazzi with unornamented intermediate floors located above a heavy base floor (or floors) and below an overhanging cornice or 'capital' level.¹³ In Australia, buildings of this form are occasionally described as Interwar Commercial Palazzi.¹⁴

Despite its construction in two phases almost 15 years apart, the result is a remarkably coherent example of an Interwar Palazzo building. The heavy shopfront acts as a base to five, largely unornamented levels above. The 'capital' takes the form of two, more ornate crowning levels with a deep, bracketed cornice below a simple stylised pediment. References to classical architecture are understated, reflecting the trend towards stripped classical and other, more Modern, forms of expression during the interwar period. Windows are largely free of detailing with balconies to the street providing interest. The upper and lower balconies derive from different building programmes. The result is also remarkably similar to the building at 388-90 Bourke Street constructed to a design by noted architect, A A Fritsch in 1929.

The ground floor of the subject building is also largely intact to its original state, visible at Figure 2. As is the case with the building more broadly, the shopfront adopts an understated classicised expression with pilasters rising through the shopfront to an entablature at first floor level. Separate entries to ground floor and upper levels survive, retaining original joinery. Upper level highlight windows have been removed or covered over but this has had limited impact on the character of the shopfront.

Comparative Analysis

One of the better examples of the Commercial Palazzo mode in Melbourne is the former AMP building at 419-29 Collins Street (Bates Smart McCutcheon, 1929-31). This ten-storey building, adopts a strict three-part expression. It won the Royal Victorian Institute of Architects, Street Architecture Medal in 1932¹⁵ and is included in the Victorian Heritage Register (VHR H0421). A more closely comparable building is the former Alexander Hotel at 122-132 Spencer Street (Leslie M Perrott, 1928-29).¹⁶ While this presented a somewhat 'blocky' tripartite form, the cantilevered balconies to key street frontages recall those on the subject building. The subject building is also acknowledged to be on a more modest scale than the two buildings cited above. Nonetheless, it remains a handsome building in its completed form which compares favourably with other modest interwar commercial buildings such as 388-90 Bourke Street, another late 1920s building in the Commercial Palazzo mode. It is distinguished from similar buildings by the substantial retention of its original

Place Citation

shopfront and is an uncommon instance in which the architectural character or the building more broadly is legible in the character of its shopfront.

The building at 414-416 Bourke Street also forms part of a broader group of taller commercial buildings on modest sites constructed during the 1920s and 1930s. These are typified by tall proportions deriving from their narrow, unconsolidated sites and the increasing value of upper storeys brought about by the availability of elevators. Architectural enrichments were occasionally flamboyant but were usually confined entirely to facades. Buildings of this type include Francis House at 107 Collins Street (Blackett & Forster, 1929, Figure 9);¹⁷ Druids House at 407-9 Swanston Street (Gibbs, Finlay, Morsby & Coates, 1926, Figure 10);¹⁸ and the nearby former Pellegrini's Catholic Depot at 388-390 Bourke Street, noted above. Many other similar buildings were constructed in Melbourne before consolidation of the more modest sites to form generous parcels, better suited to multi-storey development. The latter then became characteristic of development in the city.



Figure 9 Francis House, 1929, Blackett & Forster, Architects
Source: <http://melbournefragments.tumblr.com/post/3957779632>



Figure 10 Druids House, 407-9 Swanston Street, Gibbs, Finlay, Morsby & Coates, Architects, 1926
Source: <https://www.flickr.com/photos/tags/druidshouse/>

Assessment against criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

Place Citation

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The building at 414-416 Bourke Street, Melbourne was constructed in 1927-8, as a six-storey reinforced concrete building, with an additional two levels added in 1937-39. The building's occupants have varied over time, and have included hardware merchants, tailors and electrical goods manufacturers. It is a tall and narrow building in the interwar Palazzo style, where the heavy shopfront forms a base to five, largely unornamented levels above. The 'capital' takes the form of two ornate crowning levels with a deep, bracketed cornice below a simple stylised pediment. Windows are largely free of detailing with balconies to the street providing interest, with the upper and lower balconies deriving from different building programmes. The ground floor is also largely intact to its original state, and retains separate entries to the ground and upper levels, and original joinery.

How is it Significant

The building at 414-416 Bourke Street, Melbourne is of aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 414-416 Bourke Street, Melbourne is of local aesthetic/architectural significance. Despite its construction in two phases almost 15 years apart, the building is a remarkably coherent example of an Interwar Palazzo building. It is distinguished by the ground floor shopfront which forms a base to the five, largely unornamented levels above. The top two more ornate crowning levels, with a deep bracketed cornice below a simple stylised pediment, form the 'capital'. The façade's understated references to classical architecture reflect the then contemporary trend towards stripped classical and other, more Modern, forms of expression. The building is also noteworthy for the intactness of the ground floor façade, with separate entrances and a large display window, the whole being handsomely resolved in an understated classicised manner with pilasters rising to an entablature at first floor level. (Criterion E) It is additionally significant as an example of a taller commercial building constructed on a modest site in Melbourne in the interwar period. These buildings are typified by tall proportions deriving from their narrow sites, and are characteristic of the period prior to the consolidation of modest sites to form more generous development parcels, on which larger multi-storey buildings were later constructed. (Criterion D)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

Place Citation

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016.

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- 1 *Sydney Mail*, 25 August 1888, p. 25; 'Pearson, Rowe, Smith and Company Proprietary Limited', Australian National University Archives, <http://archivescollection.anu.edu.au/index.php/pearson-rowe-smith-and-company-proprietary-limited>, accessed 17 May 2016; *Sands and McDougall* directory, various.
 - 2 'Horses', eMelbourne Encyclopedia of Melbourne, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00723b.htm>, accessed 11 April 2016
 - 3 *Sands & McDougall* directory, 1894.
 - 4 *Sands and McDougall*, 1890, 1912, 1918, 1921, 1927.
 - 5 *Age*, 6 November 1925, p. 10.
 - 6 *King Island News*, 18 May 1927, p.1.
 - 7 City of Melbourne Building Application Index, 414-416 Bourke Street, BA9679, 16 May 1927, copy held by Lovell Chen.
 - 8 City of Melbourne rate books, Volume 65: 1929, Bourke Ward, rate no. 59, VPRS 5708/P9 Public Record Office Victoria.
 - 9 City of Melbourne rate books, Volume 75: 1939, Bourke Ward, rate no. 304-310, VPRS 5708/P9 Public Record Office Victoria.
 - 10 *Sands and McDougall* directory, 1929, 1935, 1951.
 - 11 City of Melbourne rate books, Volume 75: 1939, Bourke Ward, rate no. 304-310, VPRS 5708/P9 Public Record Office Victoria.
 - 12 The image, *Bourke Street, Melbourne, looking east from Queen Street, c.1910 – c.1938* shows the building obliquely but provides limited detail. State Library of Victoria, Accession no. H2009.100/260.
 - 13 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.
 - 14 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.
 - 15 Former AMP Building, Victorian Heritage database, <http://vhd.heritagecouncil.vic.gov.au/search>
 - 16 Melbourne Planning Scheme, Central City heritage Review, Statements of Significance, June 2013, pg. 79.
 - 17 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 90.
 - 18 Graeme Butler & Associates, Central City (Hoddle Grid) Heritage Review 2011, p. 616.

Place Citation

NAME	Former John Dickinson & Co warehouse		
ADDRESS	337-339 La Trobe Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1923-24	PREVIOUS GRADING	C
BUILDER	Unknown	ARCHITECT	Unknown



Key 337-339 La Trobe Street



Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Place Citation

Intactness

 Good
 Fair
 Poor


Figure 1 Subject building

History

The 1894 MMBW plan no 1016 shows the site at 337-339 La Trobe Street as being occupied by a large building (not the subject building) with a large timber shed at the rear (Figure 2).¹ The building, described as a brick factory, in the 1895 municipal rate books was occupied by Denis Jeffrey,² who operated a carriage building business from the site.³ The carriage works was subsequently operated by Joseph Donnelly and by 1901 was occupied by mirror manufacturers, Meadows & Co.⁴

Through the first part of the twentieth century, larger warehouses began to replace many of the nineteenth century shops and residences which had previously occupied this section of La Trobe Street.⁵ In the 1920s, there was a particularly intense phase of redevelopment of properties near the intersection of La Trobe and Elizabeth streets. The *Argus* newspaper noted at the time that there was a 'rapidly improving architectural quality and business activity' in this part of the city.⁶ The newspaper constructed its substantial new headquarters on the north-west corner of the intersection in 1927, with the Union Bank having constructed a five-storey banking chamber and office building on the south-western corner of Elizabeth and La Trobe streets in 1926. The Mahlstedt plan of 1923 also shows the extent of change in the first part of the twentieth century.

By 1922, stationers John Dickinson & Co were in occupation of the site.⁷ The company was a leading international paper and stationery brand, established in Britain in 1803 by John Dickinson, who made many pioneering discoveries in the business of papermaking. In the early twentieth century, John Dickinson & Co expanded into Australia and New Zealand, with warehouses and factories in Sydney, Melbourne, Wellington and Auckland.⁸ The company was particularly well known for its Croxley paper, which is still available today.

Place Citation

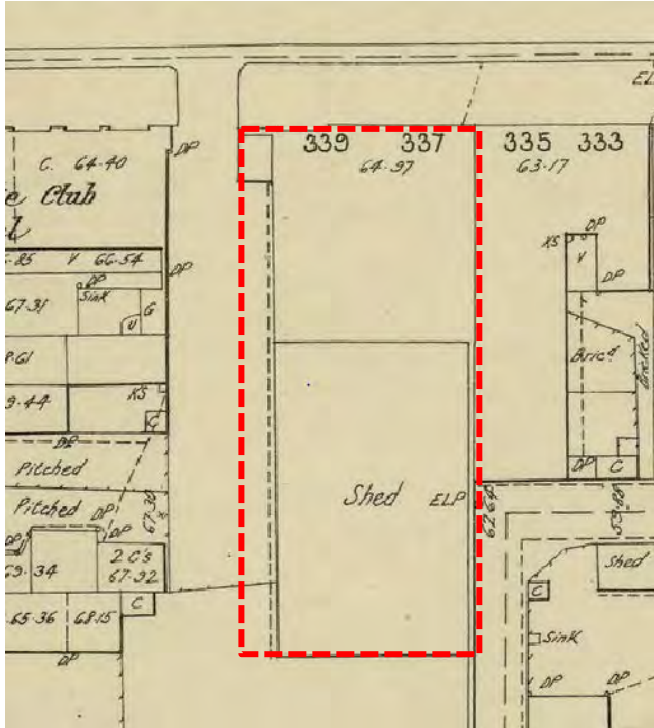


Figure 2 Detail of MMBW plan no. 1016, 1894 showing the structures on the site prior to the construction of the subject building, Dickinson's warehouse
Source: State Library of Victoria

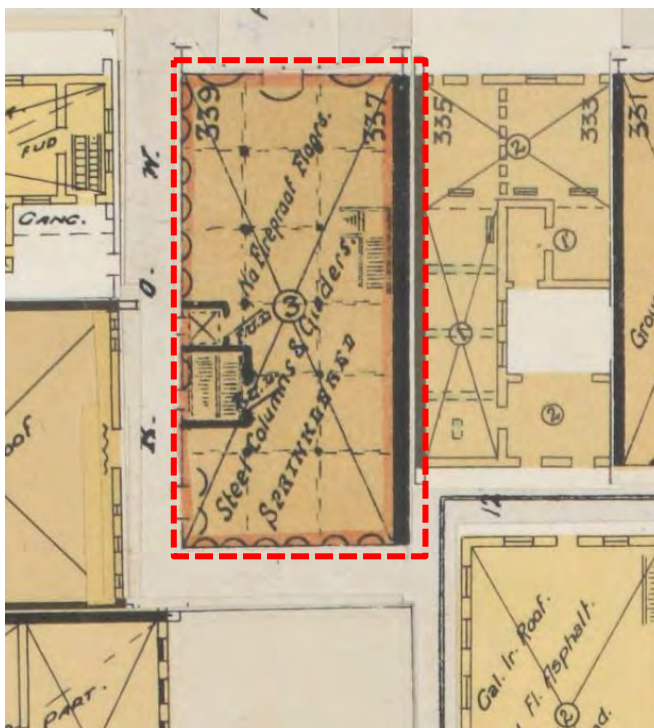


Figure 3 Detail of Mahlstedt fire insurance plan, Section 2, Map 4A, 1923 showing the newly constructed subject building
Source: State Library of Victoria

Place Citation



Figure 4 John Dickinson & Co's warehouse (indicated) at 337-39 La Trobe Street, c. 1935
Source: State Library of Victoria

The company demolished the former coach building factory and shed and replaced them with a three-storey brick warehouse in 1923-4 (Figure 3).⁹ Following its completion, the warehouse was valued at a NAV of £700.¹⁰ The building can be seen in an oblique aerial photograph of c. 1935 (Figure 4), with central ground floor entry and painted signage to the top of the east elevation.

John Dickinson Ltd remained at 337-339 La Trobe Street until 1958 after which time F W Cheshire, booksellers, occupied the warehouse.¹¹ By 1970, however, the building was occupied solely by solicitors, becoming one of the many sites located at the north-west end of the central city occupied by law-related businesses.¹²

Description

Stationers John Dickinson & Co constructed new premises at 337-9 La Trobe Street in 1923-4, at the corner of Flanigan lane. Their three storey red brick building survives without substantial external alteration or overpainting. While its expression is broadly utilitarian, its La Trobe Street facade is notable for its understated detailing in face brick. This largely comprises broad pilasters with bull-nosed bricks to corners which rise through the full height of the building to terminate at a simple parapet. The upper sections of the building incorporate simple abstracted classical elements including a projecting cornice and dentils realised in overpainted concrete. A novel awning device above the principle entry provides the only other decorative detail. It comprises broad corbelled brick brackets to a shallow awning in painted concrete. Window frames and glazing to the principle façade have been modified although the original pattern of large openings with concrete lintels and brick sills survives. Segmental arched openings along the western elevation are visible from the adjoining laneway. These largely retain original frames and sashes and brickwork details to arches. The balance of the building is more utilitarian with simple eastern and rear elevations and a gabled roof in galvanised steel. While the building is modest and in some respects straightforward, it is of interest as a

Place Citation

mature example of late Edwardian warehouse design constructed in the period immediately before reinforced concrete would replace red brick as the preferred material for warehouse construction.

Comparative Analysis

The subject building is one of many warehouses in the city, constructed from the mid-nineteenth to the mid-twentieth century. It is of simple utilitarian interwar character, enhanced by its comparatively high level of external intactness, unpainted red brick expression, unusual, if understated, architectural details and modest overall scale. While it is a building of straightforward form and massing, details such as the wide pilasters which rise through the principal façade, dentilated cornice to the brick parapet, and notable entrance awning at ground floor level, enliven its appearance. There are other early twentieth century warehouses in the city which are more architecturally engaging. These include the 1908 five-storey rendered brick Renaissance style warehouse at 292-298 Flinders Street; and the striking 1910 three-storey red brick warehouse at 268 Exhibition Street, with deep reveal pilasters and pedimented parapet. Nearby Guildford Lane also contains a collection from the same broad period. However, the subject building derives its strength and character from its simple detailing and form. In this area of La Trobe Street, it is a good representative example of a warehouse, and a rare red brick building of this age. It is also an example of a mature late Edwardian warehouse design constructed in the period immediately before reinforced concrete would replace red brick as the preferred material for warehouse construction.

Assessment against criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).**Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).**

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

*Place Citation***Statement of Significance***What is Significant*

The building at 337-339 La Trobe Street, Melbourne, was built in 1923-4, and is the former warehouse of stationers, John Dickinson & Co. It is a substantially externally intact three storey red brick building on a rectilinear plan, with a gabled roof in galvanised steel. While its character is largely utilitarian, and the La Trobe Street facade has understated detailing, the building retains key elements of its design including its face brick expression; broad pilasters with bull-nosed bricks to corners which rise the full height of the building to a simple parapet; a projecting cornice and dentils realised in overpainted concrete; and above the principle entry a shallow awning in painted concrete with broad corbelled brick brackets. The window frames and glazing to the principle façade have been modified, but the original pattern of large openings with concrete lintels and brick sills survives. The west elevation to Flanigan Lane has segmental arched window openings which largely retain original frames and sashes and brickwork details.

How is it Significant

The building at 337-339 La Trobe Street, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 337-339 La Trobe Street, Melbourne, is of local historical significance. It was purpose built by the renowned stationary company, John Dickinson & Co. The company was a leading international paper and stationery brand, established in Britain in 1803 by John Dickinson, who made many pioneering discoveries in papermaking. The building provides evidence of the expansion of the company in the early twentieth century, into Australia and New Zealand, whereby they built warehouses and factories in Sydney, Melbourne, Wellington and Auckland. The building continued its association with the firm until 1958. (Criterion A) The subject building is also of aesthetic/architectural significance. While it is of largely utilitarian interwar character, the building is enhanced by its high level of external intactness, unpainted brick walled expression, understated architectural details and overall scale. The wide pilasters which rise through the principal façade, dentilated cornice to the top level, and unusual awning device above the principle albeit somewhat narrow entrance at ground floor level, enliven its appearance. It is also a mature example of late Edwardian warehouse design constructed in the period immediately before reinforced concrete would replace red brick as the preferred material for warehouse construction. (Criterion E) The building is additionally a good representative example of a warehouse, and a rare red brick building of this age in this area of La Trobe Street. (Criterion D)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

Place Citation

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016.

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- 1 MMBW 160':1" plan, no. 25, City of Melbourne, 1895, copy held by Lovell Chen
 - 2 City of Melbourne rate books, Volume 32: 1894-95, Bourke Ward, rate no. 1516, VPRS 5708/P9 Public Record Office Victoria.
 - 3 *Sands & McDougall directory*, 1894.
 - 4 *Age*, 28 August 1896, p. 2 and *Sands & McDougall directory*, 1901.
 - 5 City of Melbourne, rate books, Volume 29: 1890, Bourke Ward, rate nos 1501-1511, VPRS 5708/P9 Public Record Office Victoria.
 - 6 *Argus*, 4 February 1927, p. 15.
 - 7 *Register*, 25 November 1922, p. 2.
 - 8 The History of John Dickinson Stationery, Hamelin Brands, accessed via <http://hamelinbrands.co.uk/john-dickinson-history/> 17 May 2016; *Telegraph*, 11 January 1928, p.6.
 - 9 City of Melbourne, rate books, Volume 51: 1925, Bourke Ward, rate no. 1370, VPRS 5708/P9 Public Record Office Victoria.
 - 10 City of Melbourne, rate books, Volume 51: 1925, Bourke Ward, rate no. 1370, VPRS 5708/P9 Public Record Office Victoria.
 - 11 *Sands and McDougall directory*, 1957-1958.
 - 12 *Sands and McDougall directory*, 1970.

Place Citation

NAME	Benjamin House		
ADDRESS	358-360 Little Collins Street	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Commercial building	GRADING	Significant
DATE OF CONSTRUCTION	Pre-1869, 1871, 1929	PREVIOUS GRADING	C
BUILDER	George Cornwell, 1871	ARCHITECT	Unknown



Key 358-360 Little Collins Street



Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness

Good Fair Poor

Place Citation



Figure 1 Subject building, south elevation (at left), and east elevation showing earlier bluestone ground floor wall (at right)

History

The property at 358-360 Little Collins Street comprises a five-storey building, which was originally constructed as a two-storey bluestone warehouse at an unknown date, but pre-1869, before being altered and extended in 1871, and again in 1929. It was occupied by Alfred Shaw & Co, later Harvey, Shaw & Co, from 1869 to the late-1920s. The building abuts Gills Alley on its east side.

Alfred Shaw & Co, ironmongers, was established by Alfred Shaw in the early 1850s in Queensberry Street, Melbourne before moving to Elizabeth Street in c. 1855.¹ In 1868, the firm moved to 42 Little Collins Street West before relocating again the following year to the subject site, and occupying a two-storey bluestone warehouse at 13 Little Collins Street West (the numbering of Little Collins Street was later changed).² In 1871-2, the premises was expanded by the firm and the original bluestone building was incorporated into part of the ground floor of a new three-storey building (Figure 2 and Figure 3).³ This building was constructed by builder George Cornwell and had 'a frontage of 40ft to Little Collins-street and a depth of 127ft, containing a cellar, ground floor and upper flats, each floor being occupied by all the various articles of a complete wholesale hardware business'.⁴

In 1889, Alfred Shaw & Co merged with Hughes & Harvey, another well-established tinsmith and ironmonger, to become Harvey, Shaw & Co.⁵ The company continued to operate from the subject premises until 1928 when the property was acquired by furniture company, JG Guest.⁶ In the same year an application was made to the City of Melbourne for alterations and additions to the existing warehouse to a value of £14,979. The works were completed in 1929-30; the value of the building also increased from NAV £1,500 in 1929 to £3,950.⁷ The alterations comprised the construction of two additional floors to the 1870s building and the remodelling of the Little Collins Street façade with a Moderne-style treatment (Figure 4).⁸ Windows to the east

Place Citation

elevation on the adjoining laneway (Gills Alley), above ground floor level, were also altered, and generally made larger.⁹

The modified building accommodated not only JG Guest's furniture company, but also the Bjelke Petersen School of Physical Culture which was founded in Hobart in 1892.¹⁰ Arrangements were made prior to the building's modification to ensure that 'every part of the school [was] right up to date' and it became the headquarters of the school in Melbourne.

Upon its opening in 1929, the School of Physical Culture comprised a number of features:

Turkish baths are installed and convenient to them are fresh, white enamelled dressing cubicles which guarantee privacy for clients.

Then there is a wonderfully attractive lounge room, luxuriously carpeted, and with comfortable green cane chairs and lounges and with chintz cushions...

...The spacious gymnasiums make larger and better physical culture classes possible. Classes may also be held on the roof, where provision has also been made for sun-bathing. Here, too, is the only squash racquet court open to the public in Melbourne.¹¹

The Bjelke-Peterson School remained at 358-360 Little Collins until 1953 when it transferred to Denmark Street in Kew.¹² JG Guest occupied the premises until the 1970s when the family jewellery business, Benjamin's Jewellery, bought the building.¹³

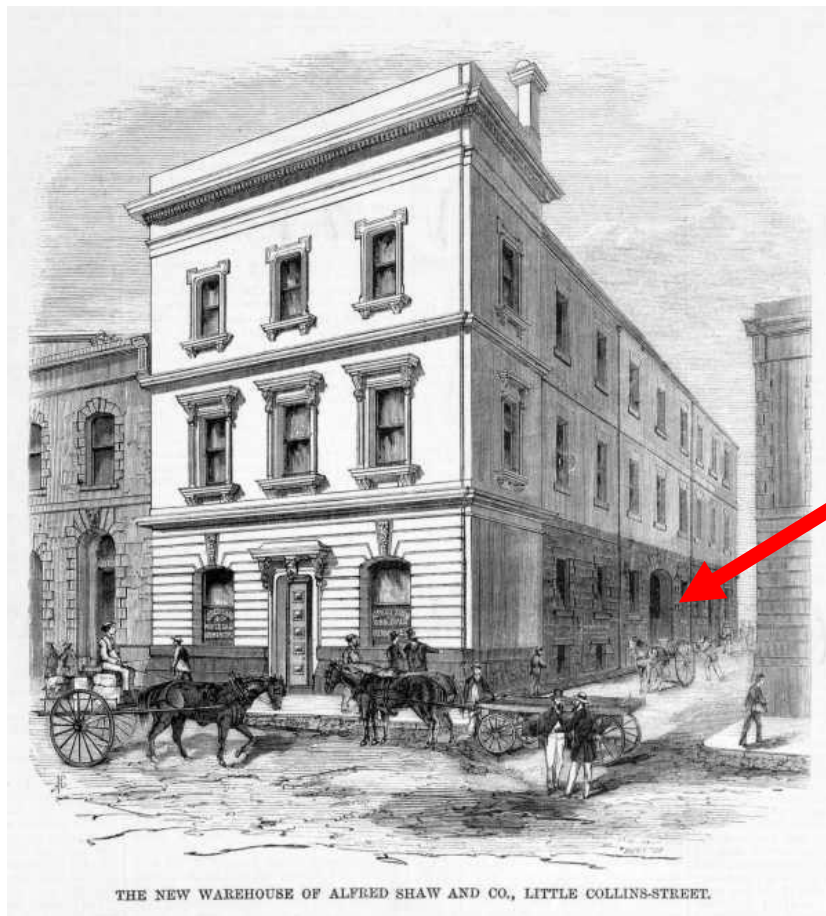


Figure 2 New warehouse for Alfred Shaw and Co, Little Collins Street, 1871. Note stone wall associated with earlier warehouse building (indicated)
Source: State Library of Victoria

Place Citation

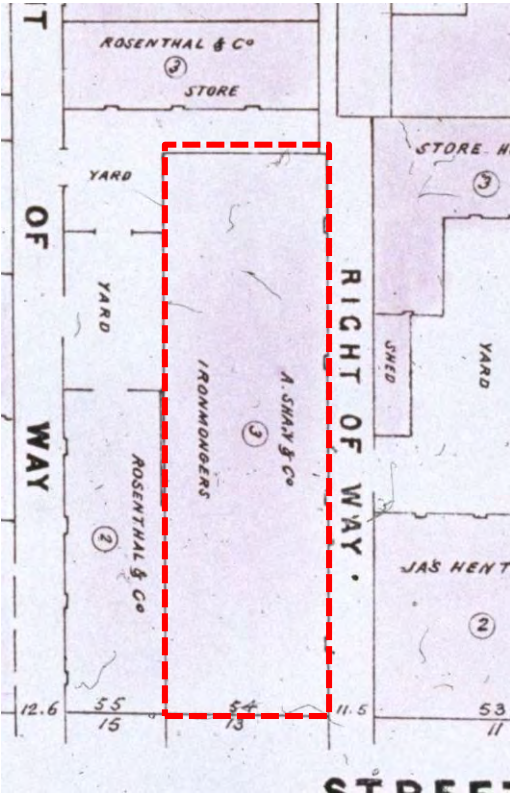


Figure 3 Detail of Dove insurance plan, map 43, c.1875 showing the plan of the 1871 three-storey building
Source: State Library of Victoria

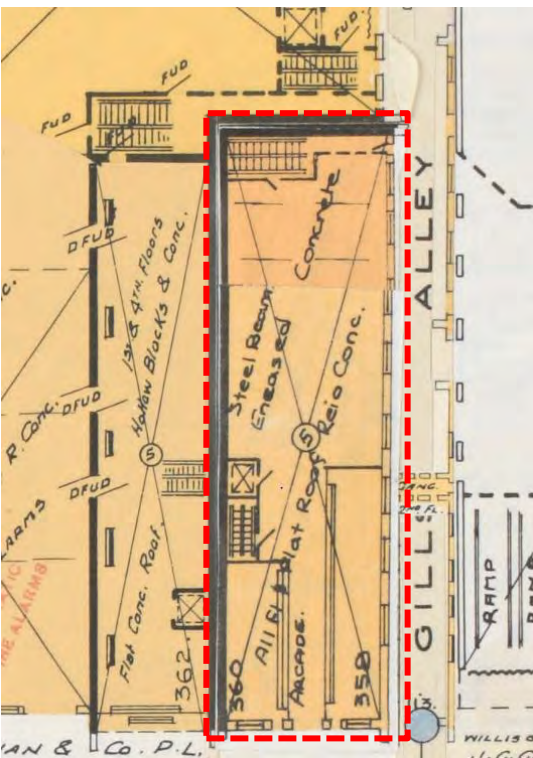


Figure 4 Detail of Mahlstedt fire insurance plan, Map 14, 1948 showing the building after alterations
Source: State Library of Victoria

*Place Citation***Description**

The commercial building (former warehouse) at 358-360 Little Collins Street, incorporates building components from pre-1869, 1871 and 1929. The latter works are most evident in the current building form and expression, including the five-storey height, Moderne concrete façade with Art Deco detailing, and large windows to the eastern elevation above ground floor level. The earlier (pre-1869) building is principally evidenced in the bluestone ground floor wall to the east elevation, with its original openings.

The Mahlstedt fire insurance plan of 1948 (Figure 4) annotates the subject building as a modern steel framed building with beams encased in concrete and a concrete façade. No reference to timber floors, typical of the Victorian era is made. Inspection of the east (Gill's Alley) elevation suggests that the masonry façade of the Victorian building was largely removed and new concrete elements were cast to a depth of 4 or 5 metres. Windows to the balance of the Gill's Alley elevation were altered and concrete lintels over steel-framed windows installed in 1929. With the exception of rear sections of the eastern wall, which include original bluestone elements from the first program of works and, possibly the western wall, limited external nineteenth century fabric appears to have survived the works of 1929.

The design of the 1929 building, relies on innovations made in Chicago through the late nineteenth and early twentieth centuries.¹⁴ Chicagoan architects developed a new form of fireproof building in which steel frames supported the upper levels, eliminating the need for thick, load-bearing brick walls. In essence, these buildings comprised an expressed structural system of concrete (or concrete clad steel) columns and floor plates. The effect of this, somewhat brutish, form was typically attenuated by an applique of understated classical or Art Deco detailing.

The subject building is typical of this form of expression, with fashionable ornamentation on a Chicagoan frame, as it emerged through the 1920s in Australia. In this case, a simple frame of reinforced concrete is enlivened by a shallow applique of abstracted detailing to produce an understated, sculptural result. Wide but shallow pilasters, softened by surface modelling and horizontal banding overlay the frame to rise through the upper storeys of the building to a low parapet. The upper section of the façade is embellished with a gestural string course incorporating ovoid mouldings and a stylised suggestion of dentilation. The parapet itself is stepped at its ends with fluting to its central section. This suite of decorative devices is repeated at a cantilevering ground floor verandah. Spandrel incorporate further decorative panels. Modelling to the upper façade is understated, with decorative elements in shallow relief. This approach is extended to a balconette at first floor level whose stylised classical devices provide a decorative rather than a practical result.

The remnant bluestone elements to the east elevation are also of interest. The side wall was constructed before 1869 and comprises rock-faced bluestone laid in random courses. Original fenestration including ground floor and basement windows remain evident. A double-width arch-headed door opening which is evident in the historic image at Figure 2, also remains in place. Dressed skirtings to the lower wall and mouldings to basement windows survive.

Comparative Analysis

The building at 358-360 Little Collins Street, while an evolved building, nevertheless presents to the street in largely its 1929 concrete form and expression. This places it within the context of building designs which relied on innovations coming out of Chicago through the late nineteenth and early twentieth centuries. It draws on the then new form of fireproof building in which steel frames supported the upper levels, eliminating the need for thick, load-bearing brick walls; and an applique of understated classical or Art Deco detailing was applied over the exterior. The subject building is typical of this form of expression, with fashionable ornamentation on a Chicagoan frame, as it emerged in Australia in the 1920s. It is also a building which helped to revitalise this area of Little Collins Street, east of Elizabeth Street, during the interwar period, particularly when viewed in conjunction with the adjoining premises at 362-4 Little Collins Street.

Place Citation

The bluestone elements to the Gill's Alley elevation contrast to the main, or later, presentation of the building, but hark back to an earlier building material and form in the central city. Building activity more or less ceased in Melbourne during the very early 1850s as bricklayers, masons and carpenters left Melbourne to try their luck on the goldfields. Mile Lewis notes that:

It was during 1853 that the building industry began to normalise and 1,027 buildings were put up in Melbourne in the first half of the year ... It was about this time that bluestone came into its own as a construction material ... it was available in unlimited quantities and was far more reliable than the very poor bricks that were being made at the time, or the unseasoned timber from sawmills that were just beginning to reopen. Moreover, although the stone is hard to saw or dress, it is not very difficult to split for use in rock-faced work which was the norm at the time.¹⁵

The east elevation of the subject building demonstrates the use of rock-faced bluestone. By the 1870s, bluestone buildings had become ubiquitous in Melbourne and a suite of substantial stone buildings from this period survives, including the Old Melbourne Gaol (1851-1864),¹⁶ Pentridge Prison (from 1850),¹⁷ St Patrick's Cathedral (1857-71),¹⁸ Victoria Barracks (from 1851),¹⁹ and Melbourne Grammar School (1856-8).²⁰ While more modest examples such as the early shops and residences at 68-70 Little Collins Street (1857-8) were more common, these have more typically been replaced or altered over time and sometimes survive only as components of evolved buildings or sites, as per the subject building. As a consequence, smaller bluestone structures, particularly those dating from the early Victorian era, are now rare. Accepting this, the surviving bluestone facade to the rear of 303 Elizabeth Street provides an immediate local comparison to the subject building. These early bluestone sections of buildings survive as robust and tactile reminders of early building practice and stonemasonry in particular, in the central city context.

Assessment again criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Place Citation

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The commercial building (former warehouse) at 358-360 Little Collins Street, incorporates building components from pre-1869, 1871 and 1929. The latter works are most evident in the current building form and expression, including the five-storey height, Moderne-style façade, and large windows to the east elevation above ground floor level. The earlier building is principally evidenced in the bluestone ground floor wall to the east elevation. The façade to Little Collins Street incorporates a balconette at first floor level, and wide but shallow pilasters softened by surface modelling and horizontal banding, which overlay the frame and rise through the upper storeys to a low parapet. The upper section of the façade has a gestural string course incorporating ovoid mouldings and a stylised suggestion of dentilation. The parapet is stepped at its ends, with fluting to its central section. This suite of decorative devices is repeated at a cantilevering ground floor verandah; spandrel incorporate further decorative panels. The remnant bluestone east wall, constructed before 1869, comprises rock-faced bluestone laid in random courses, and original openings and fenestration at ground floor level.

How is it Significant

The commercial building at 358-360 Little Collins Street, is of aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The commercial building at 358-360 Little Collins Street, incorporating building components from pre-1869, 1871 and 1929, is of local aesthetic/architectural significance. Although an evolved building, it is substantially intact to its 1929 form and expression, including the Moderne-style façade and detailing. The building is also a dominant historical form in this area of Little Collins Street. The design of the 1929 building was influenced by innovations coming out of Chicago through late nineteenth and early twentieth centuries. It draws on the then new form of fireproof building in which steel frames supported the upper levels, eliminating the need for thick, load-bearing brick walls; and an applique of understated classical or Art Deco detailing applied to the exterior. The building is typical of this form of fashionable ornamentation on a Chicagoan frame, as it emerged in Australia in the 1920s, with in this case a simple frame of reinforced concrete enlivened by a shallow applique of abstracted detailing to produce an understated, sculptural result. The earlier bluestone fabric to the east elevation, while not a prominent feature of the building as viewed from Little Collins Street, nevertheless contributes to an understanding of the evolved form and history of the building, and adds texture to the side wall to Gills Alley. Surviving bluestone sections of buildings, such as this, also provide important evidence in the central city context of early building practice and stonemasonry in particular. (Criterion E)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

Place Citation

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016.

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- 1 *Sands and McDougall* directory, 1850-55.
 - 2 *Sands and McDougall* directory, various; City of Melbourne rate books, Volume 11: 1871, Lonsdale Ward, rate no. 364, VPRS 5708/P9 Public Record Office Victoria.
 - 3 City of Melbourne rate books, Volume 10: 1872, Lonsdale Ward, rate no. 368, VPRS 5708/P9 Public Record Office Victoria.
 - 4 Alexander Sutherland, *Victoria and its Metropolis: Past and Present*, Volume IIB, Melbourne, 1888, p.575; Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 4372, 12 April 1871, record no. 76826, accessed via <http://www.mileslewis.net/australian-architectural.html>, 20 May 2016.
 - 5 'Alfred Henry Shaw', accessed via <http://www.beresford.org.au/history/gen/tree/19.htm>, 20 May 2016.
 - 6 City of Melbourne rate books, Volume 65: 1929, Lonsdale Ward, rate no. 272, VPRS 5708/P9 Public Record Office Victoria.
 - 7 City of Melbourne rate books, Volume 65: 1929, Lonsdale Ward, rate no. 272, Volume 66: 1930, rate no. 269, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne Building Application Index, 358-360 Little Collins Street, BA10604, 21 May 1928, copy held by Lovell Chen.
 - 8 City of Melbourne rate books, Volume 67: 1931, Lonsdale Ward, rate no. 271, VPRS 5708/P9 Public Record Office Victoria.
 - 9 City of Melbourne Building Application Index, 358-360 Little Collins Street, BA10604, 21 May 1928, copy held by Lovell Chen.
 - 10 'The BJP Physie History', accessed via <http://physicalculture.com.au/history/>, 20 May 2016.
 - 11 *Table Talk*, 7 March 1929, p.76.
 - 12 *Argus*, 11 April 1953, p.3.
 - 13 *Sands and McDougall* directory, various.
 - 14 Richard Apperly et al, *Identifying Australian Architecture*, Sydney, 1998. p. 180.
 - 15 Lewis et al, *Melbourne: The City's History and Its Development*, Melbourne, 1994.
 - 16 <http://vhd.heritagecouncil.vic.gov.au/places/796/download-report>
 - 17 <http://vhd.heritagecouncil.vic.gov.au/places/183557/download-report>
 - 18 <http://vhd.heritagecouncil.vic.gov.au/places/1399/download-report>
 - 19 <http://vhd.heritagecouncil.vic.gov.au/places/125909/download-report>
 - 20 <http://vhd.heritagecouncil.vic.gov.au/places/1078>

Place Citation

NAME	Former Rosenthal & Co premises		
ADDRESS	362-364 Little Collins Street	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Commercial building	GRADING	Significant
DATE OF CONSTRUCTION	1868, 1872, 1882, 1923	PREVIOUS GRADING	C
BUILDER	James H Sutherland, 1872 additional store David Mitchell, 1882 manufactory	ARCHITECT	Reed and Barnes, 1882 manufactory



Key 362-364 Little Collins Street



Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness Good Fair Poor

Place Citation



Figure 1 Subject building viewed from the west (at left) and from the east (at right)

History

The four-storey commercial and warehouse building was constructed in stages from 1868, with major alterations, taking the building to largely its current form, occurring in the 1920s.

The property, originally numbered 15 Little Collins Street West, was constructed in 1868 for J Gill and replaced a brick store and yard that previously occupied the site.¹ The new building, of 1868, was described as a 'stone house 2 floors and cellar' and valued at a NAV of £400.² From 1870 until the early 1890s, the property was occupied by jewellers Rosenthal & Co. David Rosenthal, a merchant jeweller from Poland, arrived in Melbourne in November 1852, presumably as a gold rush immigrant. He was involved in an importing and wholesale jewellery business, with other European migrants, until 1859, after which time he continued as a sole operator.³

Place Citation

In 1870, Rosenthal moved to the subject premises, and started manufacturing jewellery with a new partner, Saul Aronson.⁴ The 1870 Dove fire insurance plan illustrates the subject property at this time, as an inverted L-shaped site comprising a two-storey building fronting Little Collins Street, with a large yard and three-storey store at the rear (Figure 2). In 1872, an additional store was erected on the site by James H Sutherland and in 1882 a manufactory was erected at the rear of the premises.⁵ The factory was a substantial four-storey bluestone building designed by noted architectural firm Reed and Barnes, and constructed by David Mitchell.⁶ The 1888 Mahlstedt insurance plan shows the earlier central yard had by this time been occupied by buildings, with the then relatively recent four-storey building at the rear of the site (Figure 2).

Rosenthal, Aronson & Co's business expanded in the 1880s and by 1885, it was described as 'general merchants, manufacturing jewellers, and importers of glassware, cutlery etc'.⁷ In late 1891, another renowned architect, Nahum Barnet designed an extensive new brick premises for the company at 275-281 Lonsdale Street. Rosenthal, Aronson & Co subsequently relocated from the site at Little Collins Street, although continued to own the property.⁸

The Little Collins Street site remained vacant for a number of years before Robert Thompson, newsagents, moved into the premises in the late 1890s.⁹ Thompson occupied the site for a decade, followed by H Munro and Co, merchants and importers, and McMickling and Co, hardware merchants in the 1910s.¹⁰ The MMBW plan of the 1890s shows the site with the Little Collins Street building component, and two warehouses to the rear. By 1910, however, the earlier two-storey front building had been expanded to three-storeys and the site had been reduced in extent (Figure 3). The central warehouse, while still owned by Rosenthal, was occupied by a paper store, but the rear warehouse had been acquired by Danks & Son.¹¹

In 1920, Leonard Joel opened an art salon in the rear warehouse while the premises fronting Little Collins Street continued to be occupied by various businesses including hardware merchants, timber merchants, and manufacturing agents.¹² In 1923, the property was acquired by H J C Forster, a carpet retailer who acquired the site for the exclusive sale of carpets.¹³ An application was made for alterations and additions to the existing warehouse to a value of £11,000.¹⁴

The 1925 Mahlstedt insurance plan shows that these works involved combining the two separate building components (front building and rear warehouse) and constructing additional floors (Figure 4).¹⁵ While the latter plan and the Mahlstedt plan of 1948 (Figure 4) indicate that the building was extended to five storeys, the façade to Little Collins Street has more of a four-storey presentation. The current form and detailing of the building, as it presents to Little Collins Street, is also believed to date from the 1920s works.

During these alterations, the building continued to be occupied by Leonard Joel, as an auction gallery. After the works were complete, the building was known as Forster House and was occupied by Forster Carpets, McMickling & Co, and various timber merchants, mantle manufacturers and hardware merchants.¹⁶ The building was sold for £30,000 in 1946, and incorporated into James McEwan & Co's adjacent (Figure 4).¹⁷ It operates today as retail premises with offices above.

Place Citation

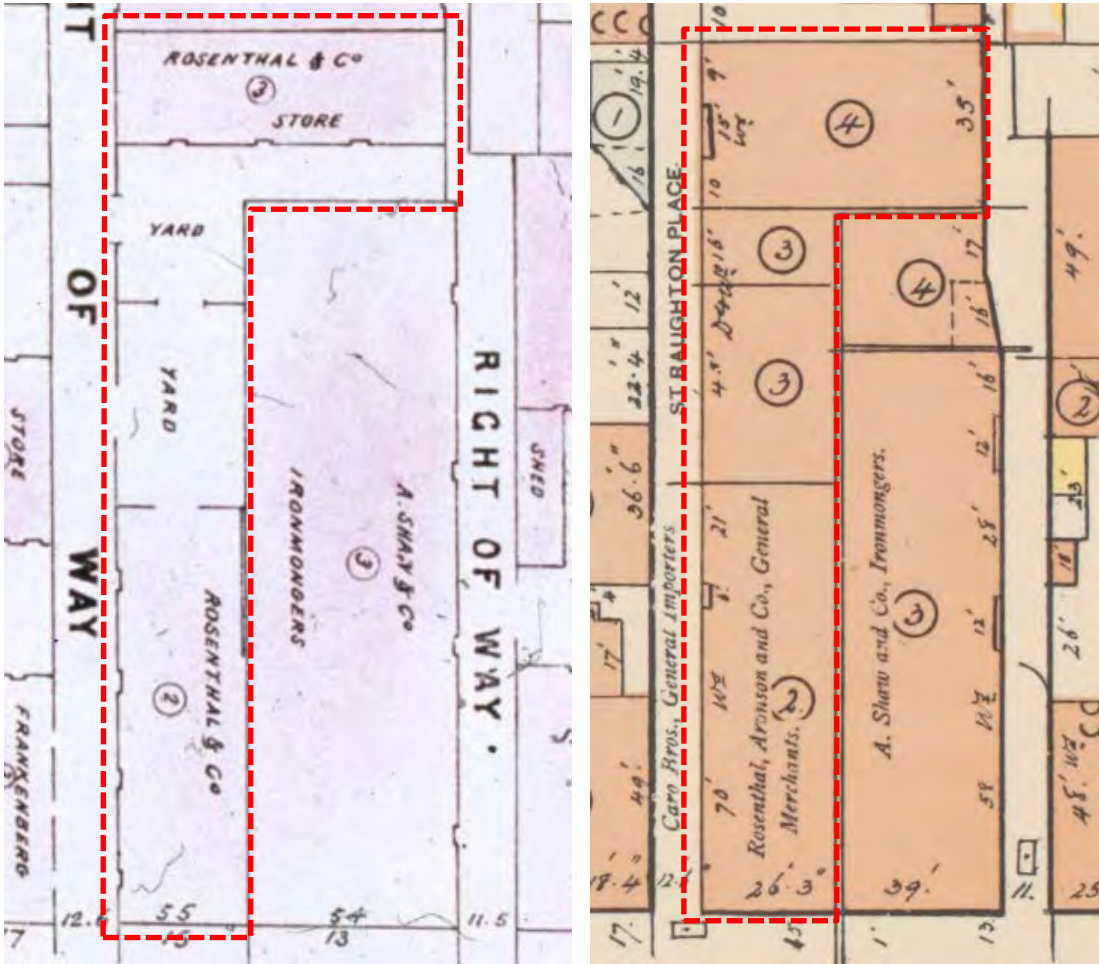


Figure 2 Dove fire insurance plan, 1870 showing Rosenthal & Co's early premises, including 2 storey building, yards and 3 storey store (left); and Mahlstedt fire insurance plan, map 14, 1888 (right) showing building components of between 2 and 4 storeys on the site
Source: State Library of Victoria

Place Citation

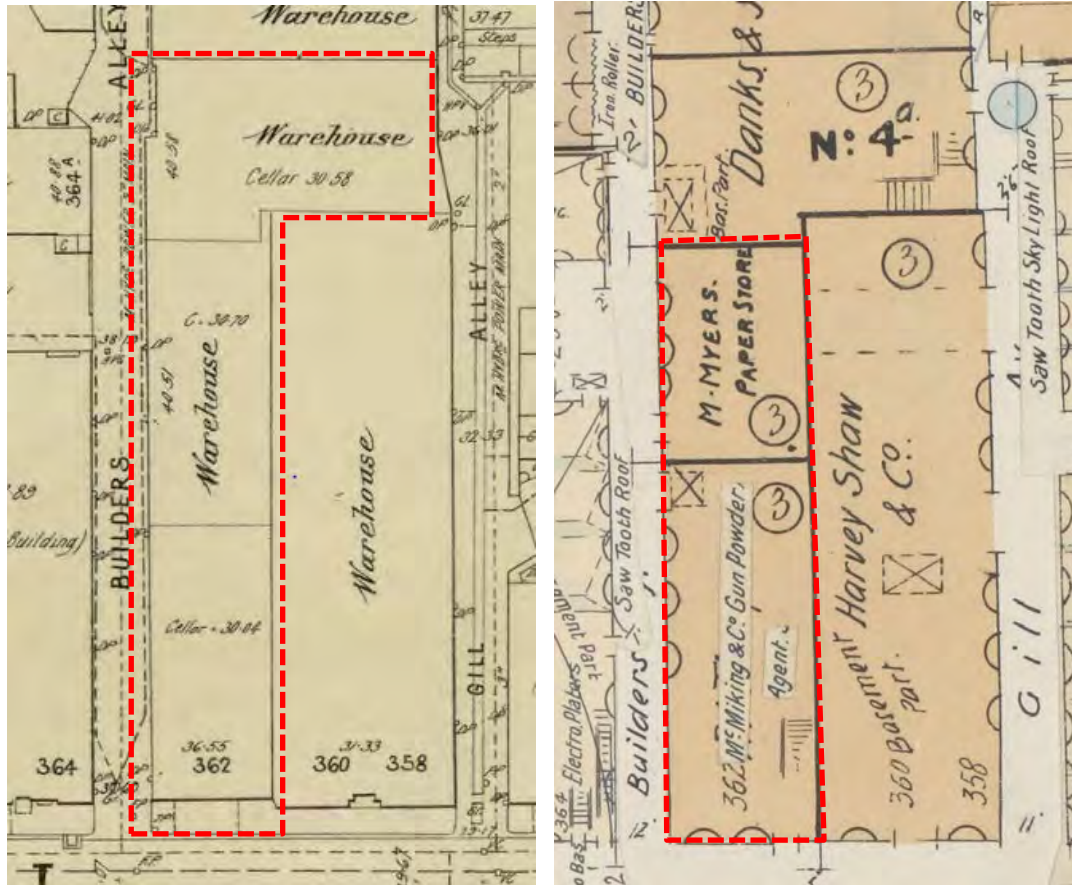


Figure 3 MMBW plan no. 1011, 1894 showing the property following Rosenthal, Aronson & Co's departure (left); and reduced extent of the site in 1910, with 3 storey building components, shown on the Mahlstedt fire insurance plan, Map no. 14, 1910
Source: State Library of Victoria

Place Citation

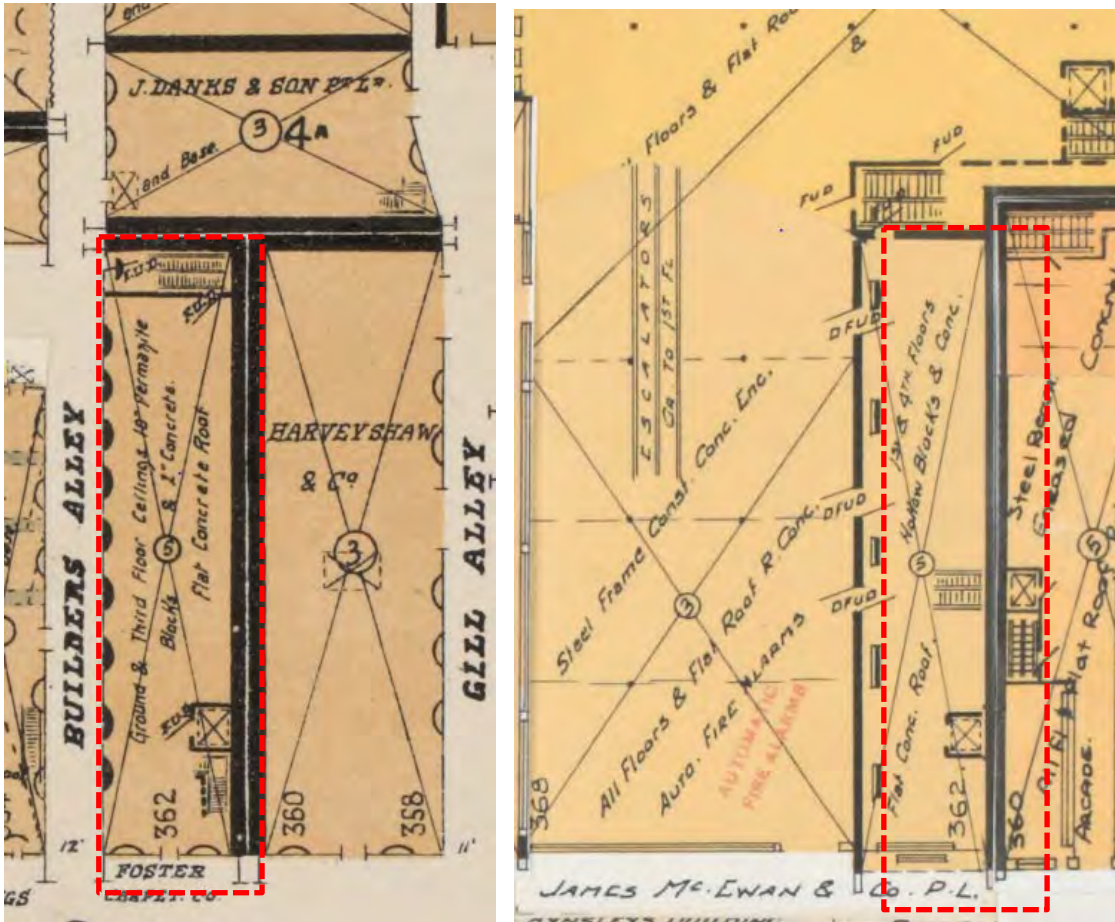


Figure 4 Detail of Mahlstedt fire insurance plan, Map 14, 1925 showing the newly altered warehouse (left); and Mahlstedt fire insurance plan, Map 14, 1948 showing the warehouse forming part of James McEwan and Co's stores (right)
Source: State Library of Victoria

Description

The commercial building, and former warehouse, at 362-364 Little Collins Street, was constructed in stages commencing in 1868 with later works in 1872, 1882 and 1923. The latter works are most evident in the current four-storey form and Commercial Palazzo expression to Little Collins Street.

Despite innovations in terms of the construction of multi-storey buildings, through the late nineteenth and early twentieth century, some commercial buildings continued to adopt a traditional expression with Italianate detailing to brick and concrete facades. These were frequently modelled on fifteenth or sixteenth century Italian palazzi with unornamented intermediate floors located above a heavy base floor (or floors) and below an overhanging cornice or 'capital' level.¹⁸ Buildings of this type are frequently described as 'commercial palazzi'. The subject building adopts this palazzo approach. It comprises four-storey commercial premises detailed in a stylised Italianate manner. The (albeit modified) shopfront and verandah provide a base for a façade of moulded panels which rise through the upper sections of the building, subtly dividing the façade into three slender fenestrated bays. Segmental-arched windows at first floor retain original sliding sashes. Rectangular windows with simple architraves at second floor also retain sliding sashes with multi-pane glazing to upper sashes. These middle sections of the façade terminate at a massive bracketed cornice extending out over the façade. An attic storey above comprises three multi-paned windows beneath a string course and a stylised dentilated detail to the parapet.

Place Citation

Alterations at ground floor level, particularly changes to ground floor openings have diminished the legibility of the tripartite arrangement; however, the vigour of the design above the verandah remains evident in the largely intact façade.

Comparative Analysis

The subject building forms part of a broader group of commercial buildings on modest sites in the central city, constructed during the 1920s and 1930s. These typically have tall proportions deriving from their narrow, unconsolidated sites, reflecting the increasing value of upper storeys brought about by the greater availability of elevators. Within this group, the subject building is a more modest example in terms of its scale; however it shares the tendency for architectural enrichments which were occasionally flamboyant, and typically confined entirely to facades.¹⁹

The preference for commercial premises expressed in a form that recalled the palazzi, persisted throughout the interwar period, and was explored in a variety of scale and forms. One of the better-regarded buildings in Melbourne in the Commercial Palazzo mode, and broadly contemporary with the subject building, is the former AMP building at 419-29 Collins Street (Bates Smart McCutcheon, 1929 - 31).²⁰ This ten-storey building, adopting a strict three part expression, is included in the Victorian Heritage Register (VHR H0421). It featured innovations such as a panel heating system, the first of its kind in Australia, and adjustable steel-slatted sun blinds; it also won the Royal Victorian Institute of Architects, Street Architecture Medal in 1932.²¹ Francis House at 107 Collins Street (Blackett & Forster, 1929, Figure 5) is another example of a Commercial Palazzo design.²² While this is more modest than the former AMP building, it has a finely resolved architectural expression, befitting also its Collins Street address. In this context, the subject building is more modest and less architecturally ambitious. It is nevertheless a building which helped to revitalise this area of Little Collins Street, east of Elizabeth Street, during the interwar period, particularly when viewed in conjunction with the adjoining building at 358-360 Little Collins Street.



Figure 5 Francis House, 1929, Blackett & Forster, Architects
Source: <http://melbournefragments.tumblr.com/post/3957779632>

*Place Citation***Assessment against criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The four-storey commercial building, and former warehouse, at 362-364 Little Collins Street, was constructed in stages commencing in 1868 with later works in 1872, 1882 and 1923. The latter works are most evident in the current four-storey form and Commercial Palazzo expression to Little Collins Street. The (albeit modified) shopfront and verandah provide a base for the middle component of the façade, where moulded panels rise through the upper sections subtly dividing the façade into three slender fenestrated bays. Segmental-arched windows are at first floor level, with rectangular windows with simple architraves at second floor level. The middle component of the façade terminates at a massive bracketed cornice, with the upper section in the form of an attic storey comprising three multi-paned windows beneath a string course and a stylised dentilated detail to the parapet.

How is it Significant

The commercial building at 362-364 Little Collins Street, is of aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The commercial building at 362-364 Little Collins Street, constructed in stages commencing in 1868 with later works in 1872, 1882 and 1923, is of local aesthetic/architectural significance. Although an evolved building, it is substantially intact to its 1923 form and expression to Little Collins Street, with an interwar façade in the Commercial Palazzo mode, and stylised Italianate detailing. While the building is more modest, and less

Place Citation

architecturally ambitious than broadly comparable interwar Commercial Palazzo buildings in the central city, it shares the tendency for architectural enrichments which were occasionally flamboyant, and typically confined entirely to facades. The alterations at ground floor level have diminished the legibility of the tripartite arrangement, however the vigour of the design above the verandah remains evident in the largely intact façade. (Criterion E)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016.

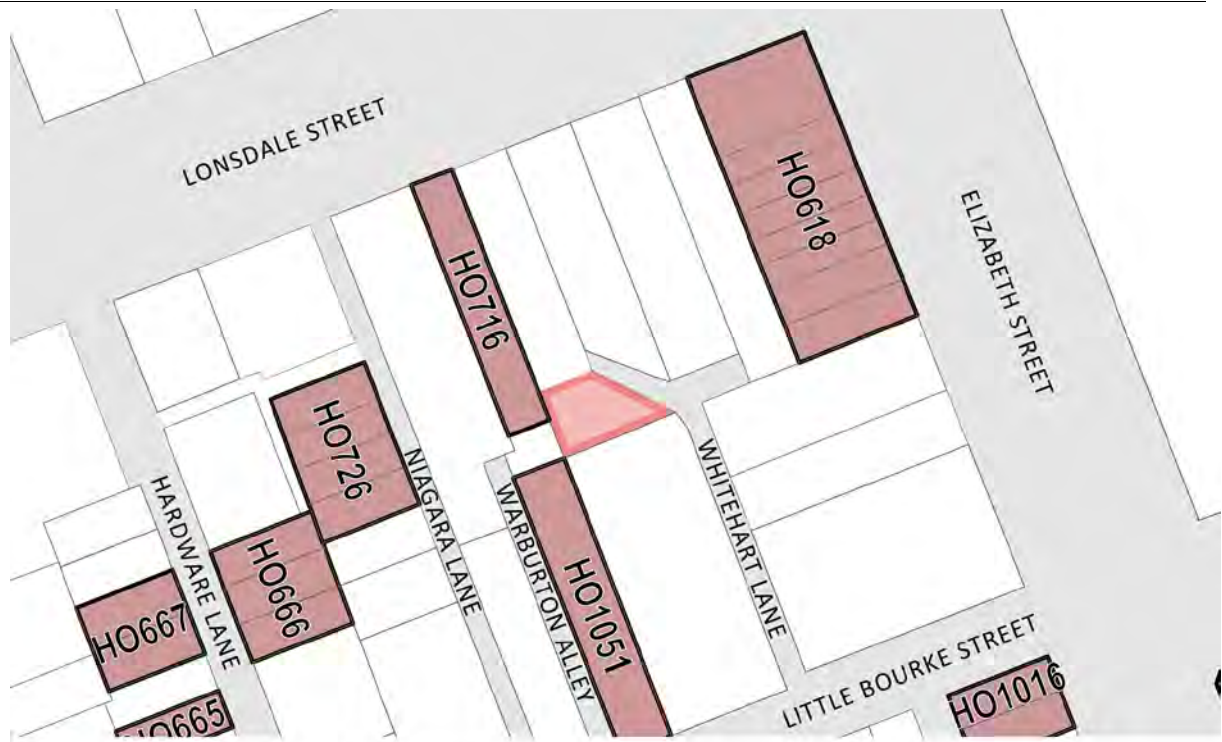
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- 1 City of Melbourne rate books, Volume 6: 1867, Lonsdale Ward, rate no. 371, VPRS 5708/P9 Public Record Office Victoria.
 - 2 City of Melbourne rate books, Volume 7: 1868, Lonsdale Ward, rate no. 359, VPRS 5708/P9 Public Record Office Victoria.
 - 3 Ruth Dwyer, 'A Jewellery Manufactory in Melbourne: Rosenthal, Aronson & Company', *Provenance: The Journal of Public Record Office Victoria*, issue no. 7, 2008, accessed via <http://prov.vic.gov.au/publications/provenance/provenance2008/jewellery-manufactory>, 19 May 2016.
 - 4 Ruth Dwyer, 'A Jewellery Manufactory in Melbourne: Rosenthal, Aronson & Company', *Provenance: The Journal of Public Record Office Victoria*, issue no. 7, 2008, accessed via <http://prov.vic.gov.au/publications/provenance/provenance2008/jewellery-manufactory>, 19 May 2016.
 - 5 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration number 4955, 20 August 1872, record no. 76805, accessed via <http://www.mileslewis.net/australian-architectural.html>, 20 May 2016.
 - 6 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration number 9246, 17 June 1882, record no. 76860, accessed via <http://www.mileslewis.net/australian-architectural.html>, 20 May 2016.
 - 7 *Sands and McDougall* directory, 1885.
 - 8 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration number 5268, 5 November 1891, record no. 76361, accessed via <http://www.mileslewis.net/australian-architectural.html>, 30 May 2016.
 - 9 *Sands and McDougall* directory, 1897.
 - 10 *Sands and McDougall* directory, 1910, 1915.
 - 11 Mahlstedt fire insurance plan, 1910, Map 14, held by State Library of Victoria, and City of Melbourne, rate books, Volume 46: 1910, Lonsdale Ward, rate nos 315-317, VPRS 5708/P9, Public Record Office Victoria.
 - 12 *Sands and McDougall* directory, 1920; *Table Talk*, 16 December 1920, p.5; *Argus*, 11 December 1920, p.4.
 - 13 *Table Talk*, 29 March 1923, p. 31.

Place Citation

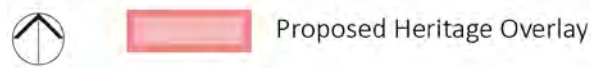
- 14 City of Melbourne Building Application Index, 362-64 Little Collins Street, BA4932, 5 March 1923, held by Lovell Chen.
- 15 Mahlstedt 1925, Map 14; City of Melbourne, rate books, Volume 61: 1925, Lonsdale Ward, rate no. 275, VPRS 5708/P9, Public Record Office Victoria.
- 16 *Sands and McDougall* directory, 1925-1930.
- 17 *Construction*, 10 April 1946, p. 6.
- 18 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.
- 19 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 90.
- 20 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 537.
- 21 Former AMP Building, Victorian Heritage Database report, <http://vhd.heritagecouncil.vic.gov.au/places/736/download-report>
- 22 P Goad & J Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 90.

Place Citation

NAME	Former F Lowe & Co store		
ADDRESS	369-371 Lonsdale Street (rear)	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse/store	GRADING	Significant
DATE OF CONSTRUCTION	1888	PREVIOUS GRADING	Ungraded
BUILDER	Hewitt & Smethurst	ARCHITECT	J F Gibbins



Key 369 Lonsdale Street (rear)



RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness Good Fair Poor

Place Citation



Figure 1 Subject building, east elevation (at left) and side (south) elevation (at right)

History

The two-storey brick warehouse at the rear of 369-371 Lonsdale Street was constructed in 1888 for iron merchants, F Lowe & Co.

The subject building exhibits an unusual angled form, which was dictated historically by the allotment's location at the northern termination of Whitehart Lane. The laneway at its northern end has a Y-shape alignment, which is evident as early as the mid-1850s (Figure 2). The site is also visible on an 1866 isometric plan (Figure 3), where it is shown as vacant land, partially enclosed by a low timber fence which follows the angled alignment. It is unclear why the lane had developed in this manner, but it was likely due to subdivision which occurred following the purchase of the original Crown allotment in 1837. This vacant site, with its angled property boundary marked by a fence, can also be seen in a c. 1870s photograph (Figure 4). By 1888, a single-storey iron shed had been erected on the site, which followed the acute angled corner of the laneway (Figure 5).¹

Hardware merchants F Lowe & Co moved to the premises at 16 Lonsdale Street West in 1886. In the late nineteenth century, due to the relative cheapness of land, numerous small scale manufacturers were located in the north-west of the city, including ironmongers, blacksmiths, furniture manufacturers and leather merchants.² In Lonsdale Street in the mid-1890s the *Sands & McDougall* directory listed a brush manufacturer, tent maker, show stand manufacturers, ironmongers, saddle manufacturers, stonemason sand a shoeing forge between Elizabeth and Queen streets.³

F Lowe & Co's property extended south from Lonsdale Street, and incorporated the angled parcel of land at the rear. In August 1888, tenders were invited for the erection of a store for the company at the rear of its property which would replace the iron shed.⁴ The architect for this work was J F Gibbins. On 10 September 1888, a notice of intention to build was submitted to the City of Melbourne for the building, with Hewitt & Smethurst of Lennox Street, Richmond, listed as builders.⁵

Place Citation

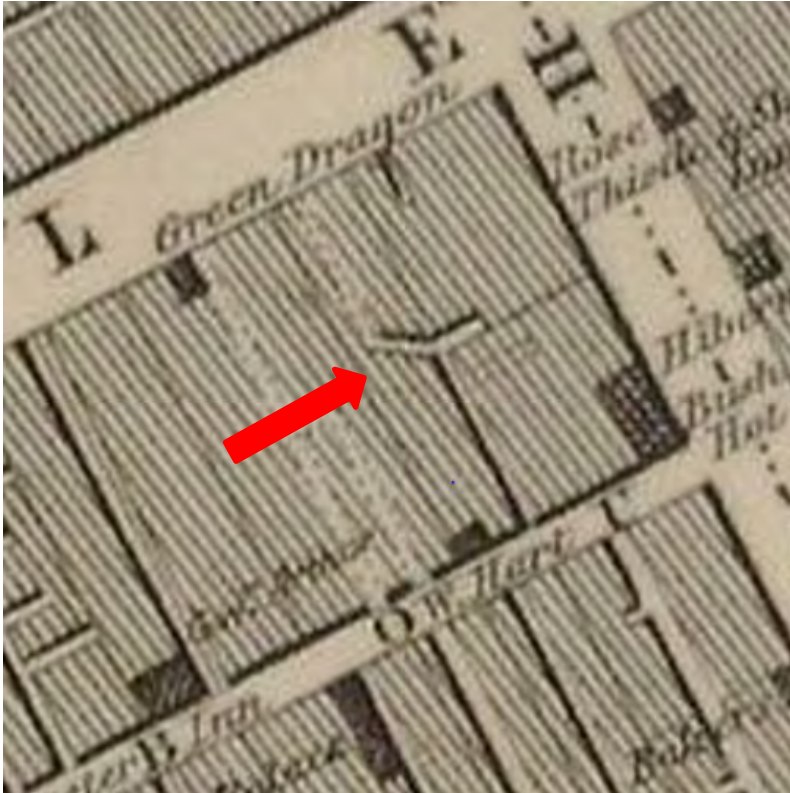


Figure 2 Detail of Kearney's map of Melbourne and suburbs, 1855 showing the angled termination of Whitehart Lane, and confirming it as an early form. The approximate location of the future brick building is indicated. North is at top and Elizabeth Street is at right. Source: State Library of Victoria



Figure 3 Detail of isometrical plan, showing subject property (indicated) as vacant site partly enclosed by fencing, 1866; north is at bottom Source: State Library of Victoria

Place Citation



Figure 4 View north-west from GPO tower, c. 1870s, with fence marking the angled property boundary of the (then) vacant site (indicated)
Source: Charles Nettleton, State Library of Victoria



Figure 5 Detail of Mahlstedt fire insurance plan showing single-storey iron shed on site (indicated), map 13, 1888
Source: State Library of Victoria

Place Citation

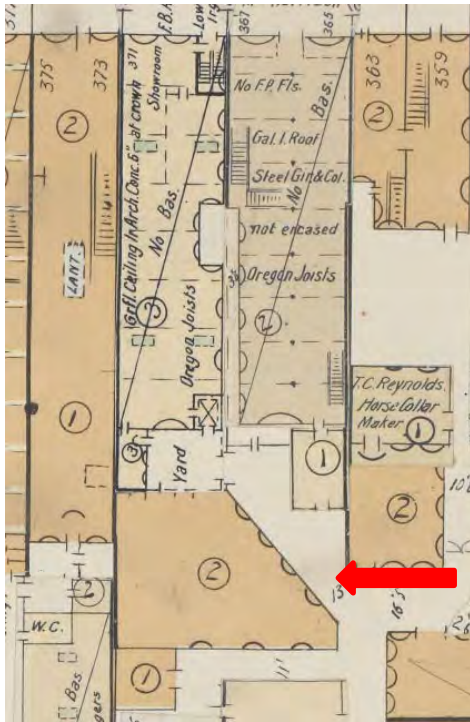


Figure 6 Detail of Mahlstedt fire insurance plan showing two storey brick warehouse (indicated), Map 13, 1910
Source: State Library of Victoria



Figure 7 Airspy oblique aerial photograph looking south over Lonsdale Street, 1934; subject building is indicated
Source: State Library of Victoria

Place Citation

The new store was a two-storey brick warehouse, described in the 1891 rate book as a 'store at rear' of F Lowe & Co's property, the whole of which was valued at a NAV of £320.⁶ Again, this new building followed the angled alignment of the laneway (Figure 6).

F Lowe and Co remained at 369-371 Lonsdale Street until 1933.⁷ The site was then occupied by various manufacturing businesses including machinery merchant, mantle manufacturers and soft furnishing manufacturers before being purchased by the Victorian Automobile Chamber of Commerce Insurance Company in 1941 for £11,500.⁸ At the time of purchase the property was described as a three-storey brick warehouse fronting Lonsdale Street and two storey brick store (the subject building) to the rear. The site had 'a frontage of 32ft 2 in by a depth of 162ft 10 in to a road at the rear, where the frontage increases to 62ft 10in'.⁹ In October 1963, an application was made to the City of Melbourne to insert an opening in the brick store at the rear of no 369, by which time it was described as a loading dock.¹⁰

Of interest, in comparing historic images and plans, including Mahlsstedt fire insurance plans, the narrow section of wall at the point of the acute building angle appears to have been modified (see also description below). As indicated in Figure 6, in 1910 the building at the point – or junction of the east and south walls – had a wider chamfered edge or form than is the case now.

Description

The subject building is a two-storey face brick 1888 warehouse/store. The front (east side) of the building addresses Whitehart Lane, while the rear (west side) backs onto Warburton Alley. Although of generally conventional construction and materials, with brick walls laid in English Garden Wall bond and a steel-clad hipped roof, the building has an acutely angled and distinctive form at its eastern end where it comes out to meet the Y-shaped alignment of Whitehart Lane with a narrow vertical wall at the point of the angle. From this point the building returns on its east side to the principal façade, which is expressed as a high gabled wall; and on the south side to the more conventional south or side elevation. The latter, as visible from the laneway to the top of the wall, retains original window openings, but not original fenestration. The north elevation is not visible. The narrow wall at the point of the angle has been modified over time, showing evidence of repairs and rebuilding, assumed to have occurred due to vehicle impacts, given its perilous abuttal to the lane. A steel roller (garage) door has been added to the ground floor of the east façade; this too may have required modification to the narrow section of wall. Elsewhere the walls also show evidence of repair and replacement of brickwork; and the window openings to the east façade, in an asymmetrical arrangement of four, also appear original but again without original fenestration. The oculus window to the top of the gable is original.

Comparative Analysis

The subject building is, as noted, a generally conventional late nineteenth century brick warehouse, save for its acutely angled and distinctive corner form. This in turn derives from the allotment's historical association with the Y-shaped alignment of Whitehart Lane, with the building having been 'moulded' to the early subdivision pattern. There are other historic buildings in the municipality which have similarly sharp or even acutely angled forms, however these buildings tend not to be located within the densely built up network of Melbourne's laneways, where the subject building and its site provides a contrast to the otherwise rigid geometry of the evolved Hoddle Grid.

Sharply angled allotments occur elsewhere in the municipality, but tend to be at more prominent street corners. In some instances, the architects of these buildings have highlighted the sharp angles with towers or distinctive corner forms. In the Carlton Precinct (HO1), irregular blocks, including those associated with later re-subdivision of early Government allotments, have given rise to 'pointy' allotments and building plans, including dwellings with no setbacks and angled corners to street junctions. Similarly, in the Kensington Precinct (HO9), on the south side of Macaulay Road there are some sharply angled commercial buildings to the corners of streets which run at oblique angles to the south-west.

*Place Citation***Assessment against criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is a two-storey face brick building with a hipped roof form, where the front (east side) of the building addresses Whitehart Lane, and the rear (west side) backs onto Warburton Alley. Although of generally conventional construction and materials, the building has an acutely angled and distinctive form at its eastern end where it meets the Y-shaped alignment of Whitehart Lane. This has given rise to a building with a narrow vertical wall at the point of the angle; a return on the east side to the principal façade, expressed as a high gabled wall; and on the south side the side elevation. The building retains original window openings, but not original fenestration. The narrow wall at the point of the angle has been modified over time, showing evidence of repairs and rebuilding. The ground floor on the east elevation has also been modified, including through the introduction of a steel roller (garage) door.

How is it Significant

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is of local historical significance. Its unusual form is a direct result of the allotment's long historical association with the Y-shaped alignment of the northern end of Whitehart Lane. The building has been 'moulded' to fit with the early subdivision pattern. Interestingly, the angled allotment is well documented in early historical sources, as is the Y-shaped alignment

Place Citation

of Whitehart Lane. In this case, both the property and the historical sources also come together to shed light on an early and unusual subdivision within the laneways network. (Criterion A) The building, while not representing refined architectural design, is nevertheless locally significant for its physical form and expression. The sharply angled plan, with narrow vertical wall at the point of the angle, and the diagonal high gabled wall of the east façade, present a striking appearance to the laneway. Together with the subject allotment, the property also provides a contrast to the otherwise rigid geometry of the evolved Hoddle Grid. The distinction of the building within its context is readily apparent, and has long been the case, as is evident in the 1934 image at Figure 7. (Criterion E)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

External Paint Controls	Yes
Internal Alteration Controls	
Tree Controls	
Outbuildings and fences exemptions	
Victorian Heritage Register	
Prohibited uses may be permitted	
Incorporated plan	
Aboriginal heritage place	

Identified By

Lovell Chen, 2016.

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- 1 Mahlstedt fire insurance plan, 1888, Map 13, held by the State Library of Victoria.
 - 2 Weston Bate, *Essential but Unplanned: The story of Melbourne's laneways*, State Library of Victoria, Melbourne, 1994, p. 22, *Sands and McDougall directory*, 1885 and 1894.
 - 3 *Sands and McDougall directory*, 1894.
 - 4 *Age*, 15 August 1888, p.11.
 - 5 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 3595, 10 September 1888, record no. 76341, accessed via <http://www.mileslewis.net/australian-architectural.html>, 23 May 2016.
 - 6 City of Melbourne rate books, Volume 30: 1891, Bourke Ward, rate no 1137, VPRS 5708/P9 Public Record Office Victoria.
 - 7 *Sands and McDougall*, 1932-1934.
 - 8 *Argus*, 10 April 1941, p.7.
 - 9 *Argus*, 29 March 1941, p.14; *Argus*, 10 April 1941, p.7.
 - 10 City of Melbourne Building Application Index, 369-371 Lonsdale Street, BA36570, 24 October 1963, held by Lovell Chen.

Place Citation

NAME	Scottish Amicable Building		
ADDRESS	128-146 Queen Street	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Offices	GRADING	Significant
DATE OF CONSTRUCTION	1964-65	PREVIOUS GRADING	B
BUILDER	Civil and Civic Constructions Pty Ltd	ARCHITECT	Yuncken Freeman



Key 146 Queen Street



Proposed Heritage Overlay

RECOMMENDATION

Include in the Schedule to the Heritage Overlay

Intactness Good Fair Poor

Place Citation



Figure 1 Subject building

History

The Scottish Amicable Life Assurance Building was constructed in 1964-5 to a design by architectural firm, Yuncken Freeman. The Scottish Amicable Life Assurance Society had originally been founded in Glasgow in 1826, as the West of Scotland Insurance Company. In 1886, the Society announced that it intended to 'make advances in Australia' and Messrs Gibbs, Bright and Co were appointed as agents for the society in Australia.¹

Developer Lend Lease acquired the site at 128-146 Queen Street in the early 1960s for £380,000 and the four buildings then occupying the site – the Australian Institute of Management building, Emptor building, Pincombe House and the AUC building – were demolished in November 1963.² The following year, the vacant site was bought by the Life Assurance Company, who proposed to construct their Australian head office on the site.³ It was reported that the building was to have 'several unique characteristics in its construction, including a specially designed superstructure to enclose all plant and equipment.'⁴ The application made to the City of Melbourne identified the value of the new building at £1,000,000.⁵

The building was constructed by Civil and Civic Constructions Pty Ltd and opened by the Prime Minister, Sir Robert Menzies on 29 November 1965.⁶ It was reported to be a complex construction, with the architects and engineers confronted with the issue of designing an air-conditioned building with the maximum number of floors and rentable area, while still conforming to local height restrictions.⁷ The monthly University of Melbourne architectural publication *Cross-Section*, described the 'sober' building soon after its completion:

The repeated pattern of pre-cast box framed windows succeeds in being read from an oblique points as a texture rather than a pattern and graces the streetscape with its

Place Citation

understatement. There is a fine point of balance where architecture such as this, if only slightly misjudged by its designer, becomes cruel and repellent. Scottish Amicable keeps on the right side.⁸

From the late 1950s, as commercial architecture began to recover after the war, numerous multi-storey office buildings were constructed in the city. The steel and concrete structural frames that had allowed city buildings to extend upward during the interwar period persisted. Curtain walling, which had underpinned the 'glass box' architecture popular in the 1950s also remained popular.⁹ However, this too began to be supplanted by a more massive expression of robust frames and pre-cast concrete spandrel panels. Architects Yuncken Freeman were well regarded proponents of Modernist buildings, and developed a reputation during this period and through to the 1970s for high-quality corporate and commercial architecture. For example, their premises for the Royal Insurance Group, at 444 Collins Street (1966), was awarded the Victorian Architectural Medal in 1967.¹⁰

As well as the subject insurance company, which is understood to have remained in the Scottish Amicable Building until at least 1989,¹¹ commercial space within the building was let to other businesses including the CBC Savings Bank (1960s), Victorian Building Societies Association (1970s), and the Institute of Chartered Accountants (1980s).¹²



Figure 2 Scottish Amicable Life Assurance Building, 1965
Source: Wolfgang Sievers collection, State Library of Victoria

Place Citation



Figure 3 Scottish Amicable Life Assurance Building, indicated, 1967
Source: Wolfgang Sievers Collection, State Library of Victoria

Description

The Scottish Amicable Life Assurance Building at 128-146 Queen Street, constructed in 1964-5, is a large 13-storey commercial office building on the east side of Queen Street. At a fundamental level, the building comprises a straightforward development built to the boundaries of its generous site, with a façade expressed as a slender concrete lattice elevated above the street on a collonade of pilotis. However, above ground floor level, a strict geometry dominates. Narrow rectangular pre-cast concrete moulded panels (expressed as window frames), with the glazing and spandrels set deep into the reveals, repeat vertically and horizontally to produce a fine yet robust grid. The deep set windows also serve a functional purpose, in integrating sun shading into the façade without the need for external shading devices. This in turn allows the simple geometry to present as an uninterrupted pattern.¹³ At ground floor level, the building has been modified, but retains evidence of the original recessed and set down glazed wall which formed a shallow, covered and accessible collonade at the interface of the private and public realms. Although a canopy has been added at street level, the original design intent remains legible, and the building overall retains a high level of external intactness to its façade.

Comparative Analysis

Prior to WWII, there were limited very tall buildings in Melbourne. ICI House (now Orica House) a 20-storey office building in East Melbourne, was the tallest building in Australia upon its completion in 1958, and the first to break Melbourne's long standing height limit. It was designed by Bates Smart McCutcheon and was one of the earliest fully-glazed commercial skyscrapers in Australia. It also signalled a period of construction of massive, glazed structures made possible through the dual innovations of the structural frame and the glass curtain wall.¹⁴

The 'glass box' approach was admired for its structural honesty and aesthetic simplicity. It also provided an easily achievable stylistic option at modest cost, which maximised the available floor space for a given site. Hence, the approach quickly achieved a reputation as a 'developer's style' and tended to fall out of favour. The Scottish Amicable Life Assurance Building was an early example of the return to more massive construction, achieved through the sculptural use of concrete panels, and a departure from the wholly-glazed expression of

Place Citation

office buildings of the previous decade. While its rigid geometry and the incorporation of an entry forecourt (the colonnade) reveal its roots in the International Style, its three dimensional quality, achieved through more assertive textures and the use of sculptural, moulded pre-cast concrete rather than a flat glass exterior, provides a Modernist outcome without resort to the postwar clichés of the mode. In *Melbourne's Marvellous Modernism*¹⁵ the Scottish Amicable Life Assurance Building is described as 'one of the most innovative early examples of the use of pre-cast concrete panels for a façade'. Variations on this approach would become ubiquitous in Melbourne through later 1960s and 1970s.

Comparable city buildings, constructed around this time, include the Electrolytic Zinc building at 388-390 Lonsdale Street (Stephenson and Turner, 1959). This also presents a strongly-expressed and slender grid to the street, with the grid realised as an exposed structural frame with windows, spandrels and entries set back in modest relief. However, without the moulded concrete panels that form the exterior skin of the Scottish Amicable Life Building, a similar sculptural quality is not achieved. The Electrolytic Zinc building survives but overpainting and infilling/modification of the originally deeply recessed ground floor bays, have impacted on its original form and appearance. The Colonial Mutual Life Building at 310-330 Collins Street (Stephenson and Turner, 1963) explored similar themes but a less-restrained selection of materials reduced the clarity of the scheme. The New Zealand Victoria Group Insurance Co Ltd Building (Stephenson and Turner, 1968¹⁶) at 42-52 Market Street achieved a similar expression to that of the Scottish Amicable Life Assurance Building albeit through the use of a load bearing pre-cast structural wall system. This building has been demolished.

The architects of the Scottish Amicable Building, Yuncken Freeman, were responsible for other city buildings during this period. These included the Norwich Union Insurance at 53 Queen Street (1956-7); the aforementioned Royal Insurance Group building at 444 Collins Street (1966), which was awarded the Victorian Architectural Medal in 1967; BHP House, at the corner of Bourke and William Streets (1967-72, included in the Victorian Heritage Register, H1699); and Eagle Star Insurance at 473 Bourke Street (1971-72).¹⁷ The subject building survives as a significant local example of the firm's corporate and commercial work in Melbourne during the period of the 1950s-1970s. Of note also is their involvement in buildings and company headquarters for large insurance firms.



Figure 4 Electrolytic Zinc building at 388-390 Lonsdale Street, c. 1960
Source: State Library of Victoria

*Place Citation***Assessment against criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The Scottish Amicable Life Assurance Building at 128-146 Queen Street, was constructed in 1964-5 to a design by Yuncken Freeman. It is a large 13-storey commercial office building on the east side of Queen Street, with a façade expressed as a slender concrete lattice elevated above the street on a colonnade of pilotis. Above ground floor level, a strict geometry dominates, made up of repeating horizontal and vertical rows of narrow rectangular pre-cast concrete moulded panels, with glazing and spandrels set deep into the reveals. The deep set windows also provide integrated sun shading. At ground floor level, the building has been modified, but retains evidence of the original recessed and set down glazed wall which formed a shallow, covered and accessible colonnade at the interface of the private and public realms. Although a canopy has been added at street level, the original design intent remains legible, and the building overall retains a high level of external intactness to its façade.

How is it Significant

The Scottish Amicable Life Assurance Building at 128-146 Queen Street, is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The Scottish Amicable Life Assurance Building, constructed in 1964-5 for the Scottish Amicable Life Assurance Society is of local historical significance. The company, which was founded in Glasgow in 1826 and arrived in Australia in 1886, purchased the subject site in Queens Street in 1964, for the construction of their Australian

Place Citation

head office. They commissioned architects, Yuncken Freeman, to design the new building, in the period when the practice was increasingly noted for their corporate and commercial designs, including buildings and company headquarters for a number of large insurance firms. Scottish Amicable remained in building until at least 1989. The building is also significant for its association with the historical post-war period in Melbourne, when commercial architecture began to recover after the war, and numerous multi-storey office buildings and headquarters were constructed. Successful firms embraced Modernist architecture, and sought expression through the new corporate towers which symbolised progress, modernity, efficiency and power. (Criterion A) The Scottish Amicable Building, which retains a substantially externally intact façade to Queens Street, is also of aesthetic/architectural significance. It is an innovative and early example of the return to more massive construction, and a departure from the wholly-glazed expression of office buildings of the previous decade. While its rigid geometry and the incorporation of an entry forecourt (the colonnade) reveal its roots in the International Style, its three dimensional quality, achieved through more assertive textures and the use of sculptural, moulded pre-cast concrete rather than a flat glass exterior, provides a successful Modernist outcome. It is also of aesthetic significance for its strong but 'polite' presentation to Queens Street, where the building was required to conform with local height restrictions. This is amply demonstrated in images from the 1960s, including in works by renowned architectural photographer, Wolfgang Sievers. (Criterion E)

Recommendation

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, 2016.

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- 1 *Maryborough Chronicle*, 5 February 1886, p.2; *Riverine Herald*, 4 February 1886, p.3.
 - 2 *Age*, 15 May 1964, p. 4.
 - 3 *Age*, 15 May 1964, p.4; City of Melbourne, rate books, Volume 140: 1964, Hoddle Ward, rate no. 492, VPRS 5708/P9 Public Record Office Victoria.
 - 4 *Age*, 15 May 1964, p. 6.
 - 5 City of Melbourne, rate books, Volume 140: 1964, Hoddle Ward, rate no. 492, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne Building Application Index, 128-146 Queen Street, BA36883. 2 April 1964, held by Lovell Chen.
 - 6 *Canberra Times*, 3 January 1966, p. 8.
 - 7 *Canberra Times*, 3 January 1966, p. 8.
 - 8 *Cross-Section*, no. 161, March 1966, University of Melbourne, accessed via University of Melbourne Library, <https://digitised-collections.unimelb.edu.au/handle/11343/24059>, 1 June 2016.

Place Citation

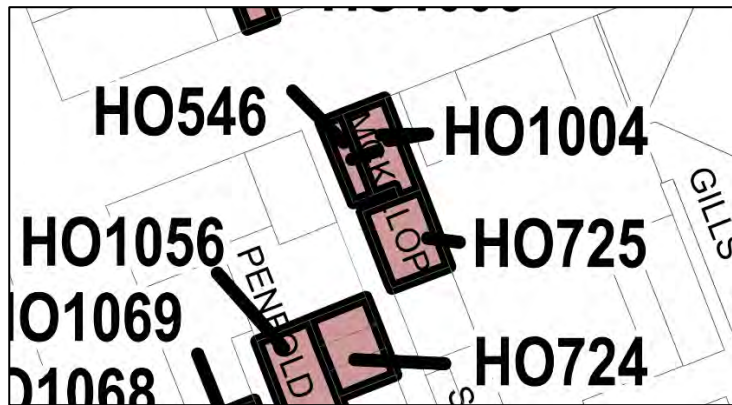
- 9 Phillip Goad, *Melbourne Architecture*, Watermark Press, Sydney, 1999, pp. 174-77.
- 10 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014, pp. 5, 43 and Phillip Goad and Julie Willis, *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, pp. 781-783.
- 11 *Canberra Times*, 1 December 1989, p. 25.
- 12 *Age*, 8 December 1967; *Age*, 14 October 1976, *Age*, 2 November 1981; *Age*, 11 April 1983.
- 13 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014, p. 44.
- 14 Victorian Heritage Register statement of significance for ICI House, VHR 0786, <http://vhd.heritagecouncil.vic.gov.au/places/391>, accessed 4 July 2016.
- 15 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014.
- 16 Goad, Wilken & Willis, 'Australian Modern: The architecture of Stephenson and Turner', the Miegunyah Press, 20043, pg. 46.
- 17 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014, pp. 5, 43 and Phillip Goad and Julie Willis, *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, pp. 781-783.

APPENDIX C

Revised and updated existing individual place citations

Place Citation

NAME	Former Kaye, Butchart & Co offices	HERITAGE OVERLAY	HO546
ADDRESS	421 Bourke Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Commercial building	GRADING	Significant
DATE OF CONSTRUCTION	c.1863, 1919-1920	PREVIOUS GRADING	B
BUILDER	Unknown	ARCHITECT	Unknown



Extract from Melbourne Heritage Overlay map, showing HO546

Intactness Good Fair Poor

Place Citation



Figure 1 Subject building

History¹

In 1859 there is a reference to a 'stone house' on this site, owned by Kaye, Butchart & Co., stock and station agents. This was constructed by David Mitchell in December 1857 (Figure 2).² From 1863, the reference changes to 'a brick house, offices and 3 rooms over....'³ Harry Peck, in *Memoirs of a Stockman*,⁴ recalls that William Kaye and James Butchart were one of Melbourne's earliest stock and station agents. They also ran a cattle-fattening station at Tallandoom, above Tallangatta, in the 1860s. Kaye was a member of the Legislative Council; whilst Butchart, who had arrived in the colony very early in 1839, leased a number of pastoral runs, both on his own or in partnership with others. These included Tongola at Lyndhurst, Strathfillan, Myer's Creek, McMillan's Bushy Park and Stratford.⁵

An image from 1869,⁶ reportedly showed the building façade to be effectively identical to its current form, save for the building being two-storeys at this time. Figure 4, from c.1870, and Figure 6, from c.1875, support this view. Figure 3, of 1866, also supports this proposition.

Kaye, Butchart & Co remained at the subject property until 1870, by which time it had become known as Butchart & Dougharty.⁷ In 1875, the property was purchased by horse breeder, George Petty. The proximity of the property to the horse bazaars and horse-related trading activity in this area of the central city would have been an attraction to Petty. After his death in c. 1881, the property was occupied by Peck, Hudson & Raynor, stock and station agents, until Petty's trustees leased the property to the Commercial Bank of Australia Ltd in 1890.⁸ In 1919-20, an extra and complementary storey was added to the building. It has also been suggested that large shopfront display windows, as per the current ground floor façade, may have been introduced at this time.⁹ The bank remained at the premises until 1960, after which time solicitors, Ellison, Hewison & Whitehead occupied the site.¹⁰

Since 1975, the building has been occupied by Kozminsky, jewellery retailers. The business was originally established in 1851 by Simon Kozminsky, a Polish immigrant, on the corner of Elizabeth and Bourke streets. In 1910 the business moved to the Block Arcade in Collins Street, and in 1958 to Little Collins Street The

Place Citation

Kozminski family had been forced to sell the business during the Depression, but the new owner retained the by then famous name. In 1975 the store moved again, to its current location on the corner of Bourke and McKillop streets.¹¹

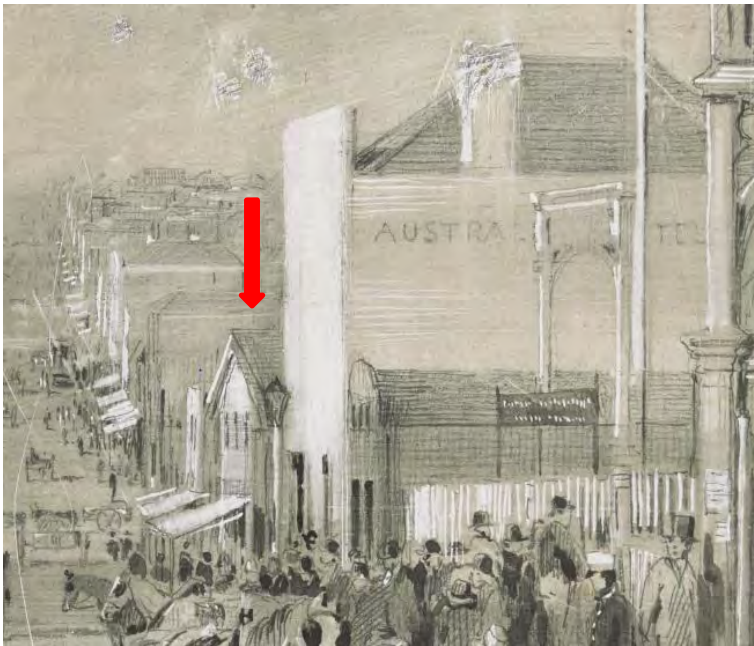


Figure 2 View of Bourke Street from Queen Street looking east, 1857, showing the premises on the site constructed by David Mitchell (indicated)
Source: State Library of Victoria



Figure 3 Detail of De Gruchy & Leigh's 'isometrical' plan of Melbourne, 1866 showing the two-storey premises on the site (indicated) that replaced the earlier building constructed by David Mitchell
Source: State Library of Victoria

Place Citation

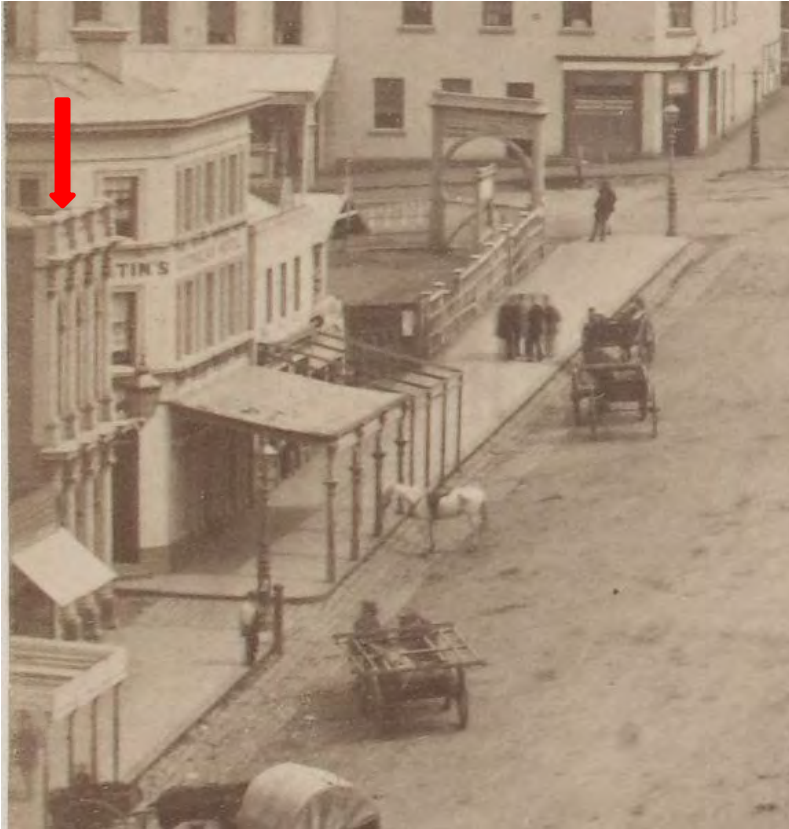


Figure 4 Looking west along Bourke Street, to Queen Street, c.1870; the subject building is shown at left (indicated)
Source: State Library of Victoria

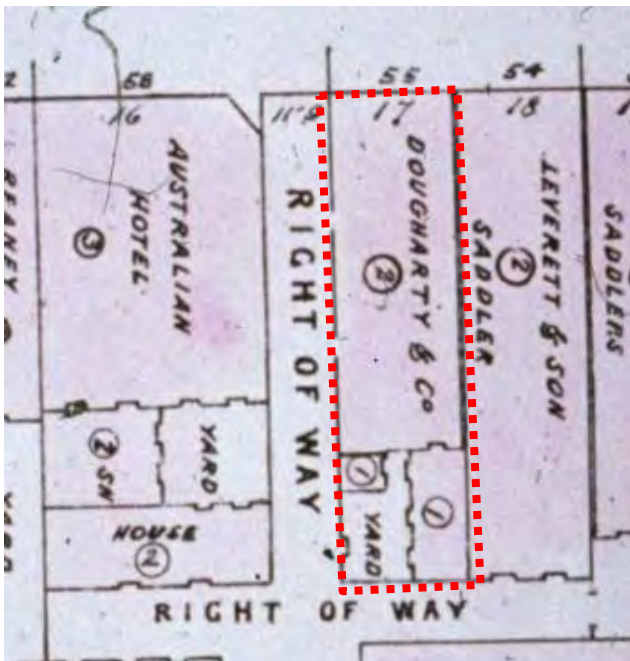


Figure 5 Detail of Dove fire insurance plan, 1870 showing the (then) two-storey premises with a yard and single-storey structures at the rear; Bourke Street is at top
Source: State Library of Victoria

Place Citation

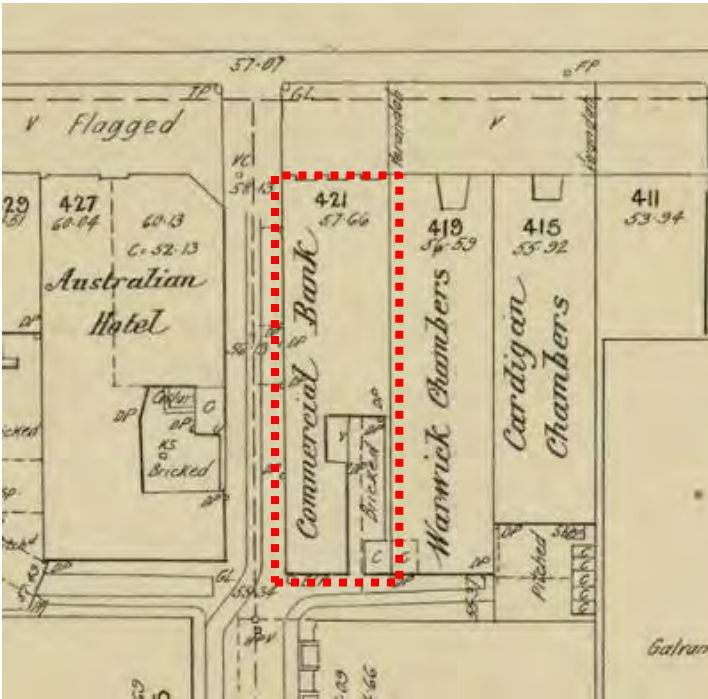


Figure 8 Detail of MMBW plan no. 1011, 1894 showing the premises occupied by the Commercial Bank of Australia (indicated)

Source: State Library of Victoria

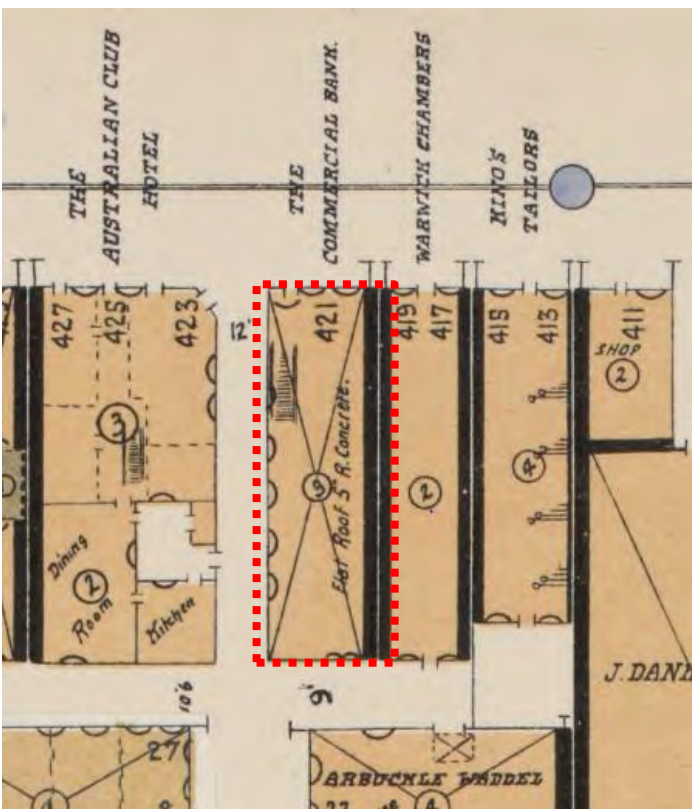


Figure 9 Detail of Mahlstedt fire insurance plan, Map 14, 1925 showing the subject premises to be of three storeys by this time

Source: State Library of Victoria

Place Citation

Description

The subject building at 421 Bourke Street is located at the corner of Bourke and McKillop streets, on the south side of Bourke Street. It is a three-storey rendered masonry building, on a long rectilinear plan. The façade to Bourke Street adopts a classical form and order, with the floor levels emphasised by bracketed cornicing. Each level exhibits different but complimentary detailing. As realised in c.1863, Ionic order columns at first floor were superposed over a Tuscan order base, with a high plinth and parapet. The upper level of 1929 repeated the Ionic order of the level below albeit at a slightly lower height. Arcuated fenestration to the central ground floor entry, and to windows at all levels are enhanced by rendered architraves and moulded keystones. The Bourke Street shopfront joinery is partly new but sympathetically done, within the original openings. The early appearance of the building remains legible. The long west elevation addresses McKillop Street and, although more simply detailed than the façade to Bourke Street, has window openings to all levels including single timber-framed sash windows to first and second levels, and larger modified shop display windows at ground floor level. Overall, the building proportions are elegant, and the mouldings and detailing well resolved. The façade has been overpainted with some highlights rendered in gold but the result is broadly sympathetic to the early character of the building.

Comparative Analysis

The subject building at 421 Bourke Street is one of a number of Victorian commercial buildings surviving in the central city, including in historic retail areas. These include Clarke's shops and dwellings dating from the early Victorian Period at 203-5 Queen Street;¹² Knight's shops and dwellings at 215-7 Elizabeth Street (1869);¹³ Wilson's shop and residence at 299 Elizabeth Street;¹⁴ and various small bank branches such as the former National Australia Bank at 168-174 Bourke Street. All of the above are protected under individual heritage controls.

The subject building is distinguished within this context, both architecturally and in terms of its external intactness. The building is notable for its use of superposed orders in which different systems of classical ornament (known as orders) are used at each floor level. As initially constructed, the building incorporated Tuscan columns at ground floor level with Ionic columns above. This approach is founded in antiquity. Roman architects had used superposed orders freely as a decorative ordering system. The Colosseum, for example, built in Rome in 70 AD, comprises four stories.¹⁵ On the ground level the Doric order (a Greek version of the Tuscan order) is used; on the next level it is Ionic; on the third, Corinthian; and the top story has pilasters, also of the Corinthian order. Renaissance builders also frequently used superposed orders, usually in the same ascending series as the Colosseum. This approach was revived, once again, in the mid-nineteenth century to be used locally in the former Royal Mint (1871-2), but more fully realised at the General Post Office (first stage 1859-66). Both the latter buildings are included in the Victorian Heritage Register.

While a Victorian architect might have adopted Corinthian columns for the additions of 1919-20 to the subject building, in fact the decision to repeat the decorative system of the floor below may reflect the emerging fashion for commercial buildings with repeated intermediate floors located above a heavy base floor (or floors), and below an overhanging cornice or 'capital' level.¹⁶

Assessment against criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

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Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance

What is Significant

The subject building at 421 Bourke Street was constructed as a two-storey building in c.1863, with the third level added in 1919-20. The first owners were Kaye, Butchart & Co., stock and station agents, and since 1975 Kozminski jewellers have occupied the building. It is a three-storey rendered masonry building, on a long rectilinear plan. The Bourke Street façade has a classical form and order, with the floor levels emphasised by bracketed corncing and each level exhibiting different but complimentary detailing. The long west elevation addresses McKillop Street and, although more simply detailed than the façade to Bourke Street, has window openings to all levels including original fenestration above the ground floor. The façade has been overpainted, but is broadly sympathetic to the early character of the building.

How is it Significant

No 421 Bourke Street, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The subject building is of local historical significance. It was constructed in c.1863 for Kaye, Butchart & Co., one of Melbourne's earliest stock and station agents. Described as a house and offices, the combination of residence and commercial use in a single building was common in the city in this early period. The classical form and detailing of the building was reflective of the success of the early stock agents, and of the stature of the first owners, one of whom, William Kaye, was a member of the Legislative Council. Horse breeder George Petty was another early owner, and his association with the property demonstrates the importance of historical localised activity in this area of the central city, which was the focus of Melbourne's horse bazaars and horse trading. The historical significance also derives from an association with renowned jewellery retailers, Kozminski, who moved into the premises in 1975 and continue to operate from the property today. [Criterion A] The subject building is also of local aesthetic/architectural significance. It is substantially externally intact to its 1919-20 form, and is an elegantly proportioned and well resolved commercial building in the Classical Revival mode. It is notable for its use of superposed orders in which different systems of classical ornament (known as orders) are used at each floor level. While not on a grand scale, the expression to Bourke Street including the imposing ground floor entrance, combined with the building's depth to McKillop Street,

Place Citation

imbue the building with some prominence. Other significant details and elements include the high plinth, symmetrically arranged ground floor façade, arched fenestration to all levels, and heavy horizontal corncicing to each floor. [Criterion E]

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

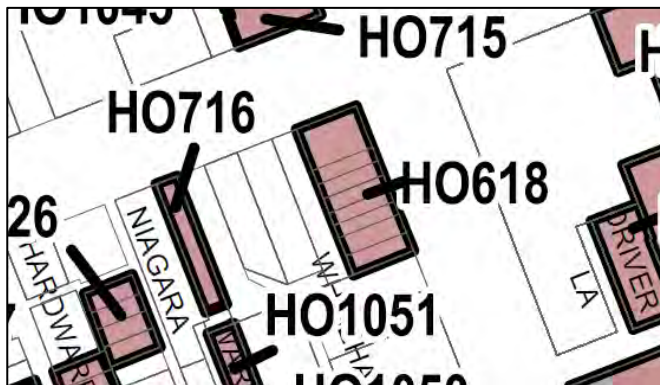
-
- 1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.
 - 2 Miles Lewis Australian Architectural Index, Bourke west – between Queen & Elizabeth – opp. Watson’s Horse Bazaar, notice of intention to build, MCC registration no. 1036, record no. 73603, accessed via <http://www.mileslewis.net/australian-architectural.html>, 25 May 2016.
 - 3 See property citation in G Butler, Melbourne CAD Study, 1985.
 - 4 Harry H Peck, *Memoirs of a Stockman*, 1942. Peck was a stockman who was associated with Newmarket sale yards in Victoria for many years, and wrote this compilation based on his recollections. The book includes references to famous cattlemen and pastoralists.
 - 5 See property citation in G Butler, Melbourne CAD Study, 1985.
 - 6 Cited in the property citation in G Butler, Melbourne CAD Study, 1985.
 - 7 *Sands and McDougall* directory, 1868-70.
 - 8 *Sands and McDougall* directory, various.
 - 9 City of Melbourne CAD Shopfront Survey datasheet, RBA Architects, 2000.
 - 10 *Sands and McDougall* directory, 1960.
 - 11 See <http://www.jewelleryworld.net.au/2008/11/19/kozminsky-the-jewel-in-melbournes-crown/>, accessed 20 May 2016.
 - 12 City of Melbourne, I-heritage database, 203-205 Queen Street, <http://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database-search-results.aspx?heritageid=1728>.

Place Citation

- 13 Graeme Butler, Central City Heritage Review, 2011, pg. 165, <https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-2.pdf>.
- 14 Graeme Butler, Central City Heritage Review, 2011, pg. 171, <https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-2.pdf>.
- 15 'Superposed order' in Encyclopedia Britannica, <https://www.britannica.com/technology/superposed-order>, accessed 5 July 2016.
- 16 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.

Place Citation

NAME		HERITAGE OVERLAY	HO618
ADDRESS	245-269 Elizabeth Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Shops and residences	GRADING	245-7, contributory 249-61, significant 263, contributory 269, significant
DATE OF CONSTRUCTION	245-59, 1897 261, 1898 263, 1913 269, 1915	PREVIOUS GRADING	245-7, D 249-61, B 263-9, B
BUILDER	245-59, George Corlett 261, Waring & Rowdon 269, W H Murphy	ARCHITECT	245-69, Arthur Fisher 261, David Askew 269, A W Purnell



Extract from Melbourne Heritage Overlay map, showing HO618

Intactness

 Good
 Fair
 Poor

Place Citation

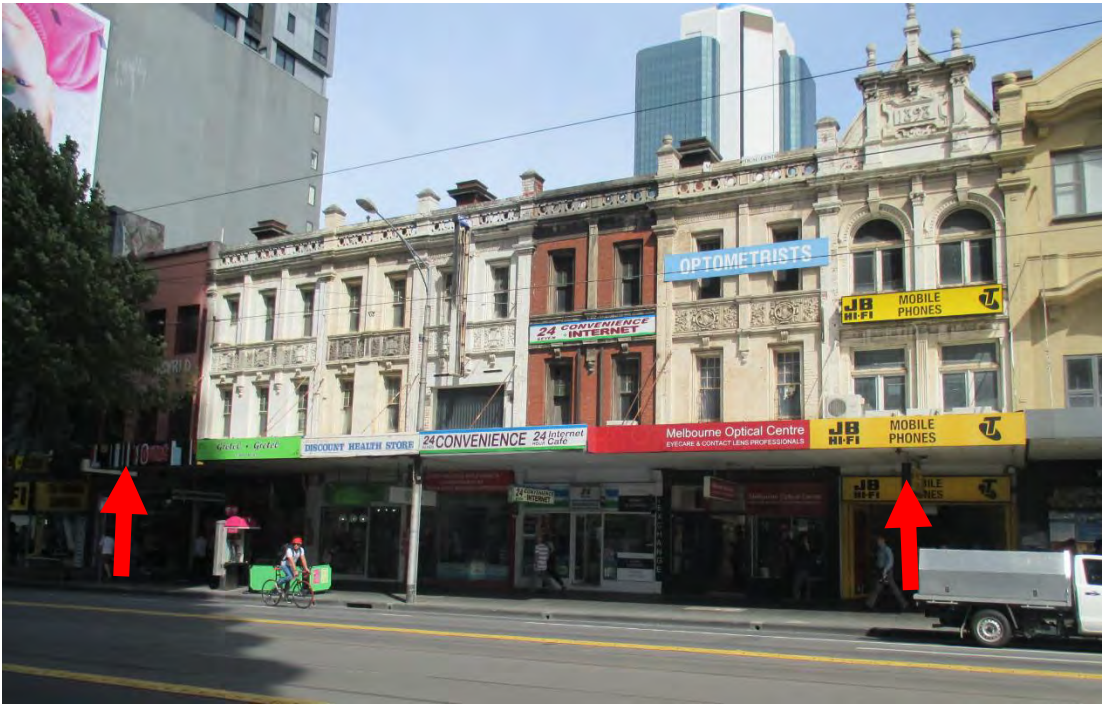


Figure 1 Subject properties in Elizabeth Street, with 245-7 at left (indicated) and 261 at right (also indicated)



Figure 2 Subject properties in Elizabeth Street, with (starting from left) 259 (optometrists), 261 (JB Hi Fi), 263 (unnamed) and 269 (Michael's Building)

History¹

In the early 1850s, Elizabeth Street was the main north route out of the city, and the beginning of the road to Sydney. It was also the start of the route to the Bendigo goldfields. Businesses on the street catered for travellers heading north, and those going to the diggings. By the mid-1860s, however, businesses on the street had diversified, reflecting a shift towards the street being a retail and service area for the city. The mixed nature of businesses in this general area of Elizabeth Street continued through the nineteenth century, at the end of which the fortunes and status of the street improved following construction in 1884 of the long-awaited underground brick drain. The latter finally alleviated the poor drainage and flooding of the street, which had until that time impacted on its status as a retail strip. The majority of buildings were two-storey commercial and retail buildings, with a small number of single storey and three-storey buildings, although multi-storey buildings began to proliferate from the late 1880s, between Bourke and Lonsdale streets. The height of buildings in the subject row in 1888, before the current buildings were constructed, was two storeys (Figure 3).² Retail premises in this period would also generally have accommodated families involved in the business.

The row of three-storey shops at 245-259 Elizabeth Street was constructed in 1897 by George Corlett to designs by architect Arthur Fisher.³ No 245 was constructed for the Bank of New South Wales; 249 for Agnew Agent; and 253-9 were owned by Equity Trustees and Executors. The row was described in the 1898 rate books as brick shops, with 245 and 259 valued at a NAV of £160, and 249-55 valued at a NAV of £110.⁴

The more ornate three-storey shop at 261 Elizabeth Street was constructed the following year, in 1898, to a design by architect David Christopher Askew, who also owned the building.⁵ The builders were Waring and Rowdon.⁶ On completion, it was valued at a NAV of £132.⁷ David Askew was formerly of Twentyman & Askew, a prolific and well-regarded firm involved in the design of commercial buildings in Melbourne. Their works included Stalbridge Chambers, Little Collins Street; The Block, Collins Street and Elizabeth Street; and the Metropolitan Tramways Company Building, Bourke Street.⁸

The property at 263 Elizabeth Street appears to have been constructed in 1913 as a two storey premises.⁹ The 1966 image below (Figure 6) confirms that 263 Elizabeth Street was originally two storeys, with the third level added after this date.

Michael's Building, at 269 Elizabeth Street, to the corner of Elizabeth and Lonsdale streets was designed by noted architect A W (Arthur) Purnell for Emanuel Michael.¹⁰ The three-storey building with basement was constructed in August 1915 by builder, W H Murphy. Purnell practised in China in the period around 1900, and on this basis is believed to have been influenced by eastern architecture. This was demonstrated in his own house in Punt Road, South Yarra, with the influence also attributed to the subject building and potentially seen in elements such as the pronounced glazing mullions and simple panelling of the cement surfaces.¹¹

No 245 Elizabeth Street, initially occupied by the Bank of New South Wales, accommodated a branch of the Commercial Bank of Australia Ltd for a longer period, from the 1920s to the 1960s. The building underwent a major change in 1960 when an estimated £7840 was spent by the bank to modify the façade and its window openings.¹² Another major alteration took place in 1982 when the ground level was altered; by this time the building was occupied by Ted's photographic store.¹³

No 249 has been occupied by various businesses including Greenbaum, clothing mercer (1910s); Penn, tailor (1920s and 30s); and Town Talk Tattoos (1970s). No 253 has accommodated Crowley & Sons, show stand makers (1910s); Trenerry's show stand makers (1920s and 1930s); and Carioca Milk Bar (1970s). Nos 255, 257 and 259 Elizabeth Street have been variously occupied by confectioners, dentists, tobacconists (1910s); tailors, chemists (1920s); tailors, chemists, painters (1930s); and the Catholic Mission offices, Pecari leather wear and Faleron Café (1970s); while 261 and 263 Elizabeth Street have accommodated a fruit café, tailor (1910s); a pawn broker (1920s); leather merchants (1930s); Natsound electrical appliances and Budget Shoe Shop (1970s).

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Prior to the erection of Michael’s Building in 1915, a wine merchant and Langley’s pawn broker occupied the shops at 267 and 269 Elizabeth Street.¹⁴ Following the building’s construction, it was occupied by Michael’s chemist, later Michael’s pharmacy and camera store.¹⁵ Michael’s continues to occupy the building.

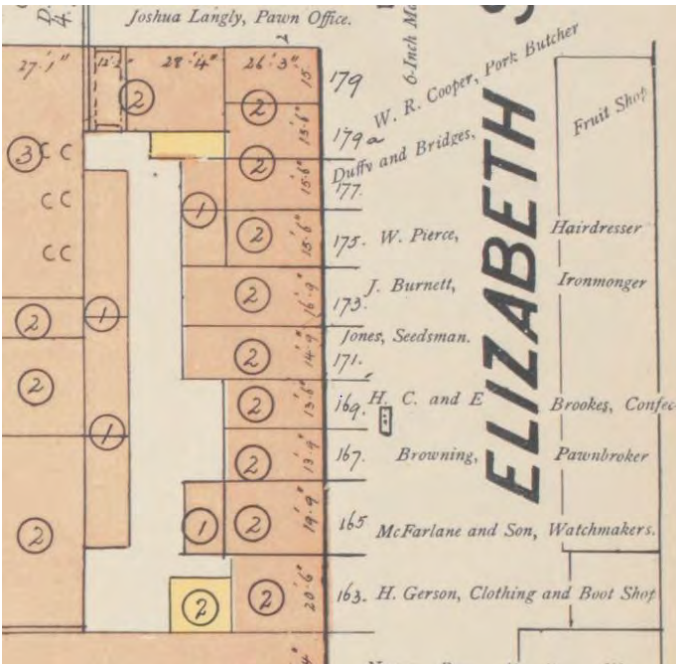


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the two-storey shops which were later replaced by the existing buildings
Source: State Library of Victoria

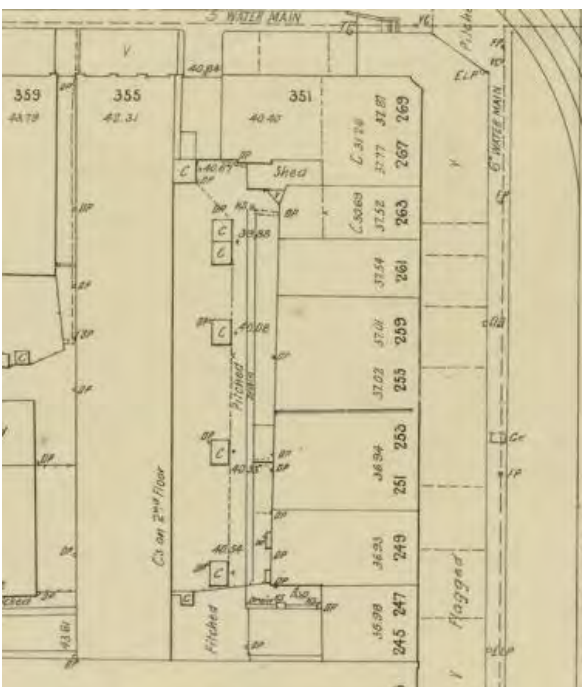


Figure 4 Detail of MMBW plan no. 1016, 1894 prior to the construction of the current row of three-storey buildings along Elizabeth Street
Source: State Library of Victoria

Place Citation

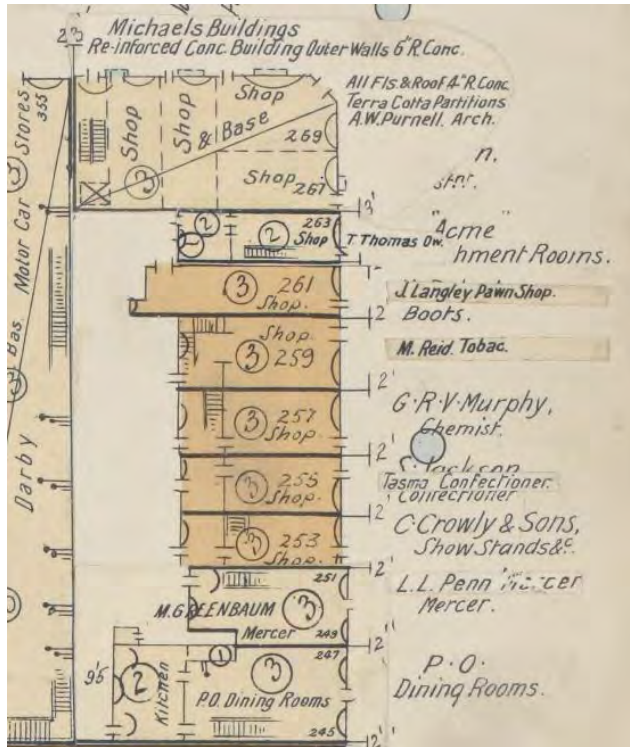


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1910 (with later edits) showing the existing three-storey premises starting at 245-7 Elizabeth Street (bottom of plan) through to 261; a two-storey shop at 263 (built in 1913, a later edit to the plan); and the corner development, with Michael's Building shown (another later edit)
Source: State Library of Victoria



Figure 6 Subject row, 1966; note the original two-storey height of 263 Elizabeth Street (indicated)
Source: State Library of Victoria

*Place Citation***Description¹⁶**

The buildings at 245-269 Elizabeth Street, Melbourne, comprise a collection of shop and retail premises dating from 1897 to 1915. The buildings, save for 245-7 and 263 Elizabeth Street are generally externally intact, albeit with changes to the ground floor facades and shopfronts, and some over-painting.

The terrace row at 245-259 Elizabeth Street, was constructed in 1897 and includes six three-storey masonry buildings in the English Queen Anne or Elizabethan revival manner. The two southern-most buildings have three window bays, while the remainder have two window bays. The facades are highly ornamented and incorporate parapeted balustrades between raised piers, with a guilloche detail; a main cornice entablature comprised of vermiculated panels; a broad foliated frieze, with alternating motifs, between first and second floors; and shallow segment-arched windows on both the second and third levels. Piers, both full length and truncated at the second storey line, divide each window group. Heavy Victorian corniced chimneys are just visible over the parapet. A cantilevered canopy of apparent interwar origin has been introduced across the frontage of the row. No 257 retains unpainted face brick and cement detailing to the façade; and 259 retains a parapet orb. While 245-7 has been modified and lost its original detailing, its overall form and proportion is generally consistent with the remainder of the row.

The striking building at 261 Elizabeth Street dates from 1898, and is also highly ornate. It too is in the English Queen Anne or Elizabethan manner, with a high Elizabethan gable, bayed cornice line, extended cement parapet piers and orbs, a date panel to the parapet ('1898'), and tall arched fenestration at the third level. The original face brickwork and cement detailing to the façade has been overpainted.

No 263 Elizabeth Street dates from 1913, and was originally two storeys. It is a simply detailed rendered masonry building, with large tripartite timber-framed windows, and a bracketed ox-bow awning over the first floor, which formed the original parapet. This detail has been repeated and extended to form a triangular parapet in the later second floor addition.

Michael's Building at 269 Elizabeth Street, is a 1915 three-storey corner building of stuccoed reinforced concrete. It has a cantilevered oriel bay to the corner and multiple window bays to the adjoining facades. The corner bay has a round cupola-like tower extension, with 'MICHAEL'S BUILDING' in raised lettering; and is joined to the adjacent bays (or return elevations) by a high and simply detailed parapet, stepped over each bay; and a main cornice ornamented with stylized brackets either side of each bay. Windows are large and multi-paned, set within a single canted bay to the east elevation and two squared bays to the north elevation. The window bays are also cantilevered. The facade is augmented by panelling within each facet. The canopy appears to be original.

Comparative Analysis

As a group, and a general typology, the buildings at 245-269 Elizabeth Street, Melbourne which date from 1897 to 1915, broadly compare favourably to other collections of historic retail or commercial buildings in the CBD, albeit the date range for other groupings is generally wider. These include buildings at the east end of Bourke Street, dating from the mid-nineteenth century through to the post-WWII period (in the Bourke Hill Precinct, HO500, or with various individual HOs). On the north side of the street, east of Exhibition Street, is a fine collection of Victorian commercial buildings, of two and three-storey heights. On Lonsdale Street there are Victorian and Edwardian commercial and retail buildings, again with heights in the range of two-three storeys (in the Little Bourke Street Precinct, HO507). Smaller groupings, as included here, are found at 309-325 Swanston Street (HO 1081), although the latter is a consistent Victorian two-storey row. Typically, the facades above ground floor are intact for these buildings, while shopfronts have been modified and awnings have been replaced and/or added. Brick and rendered masonry, often overpainted, are also common characteristics.

Place Citation

Within the subject group, 261 Elizabeth Street has a distinctive picturesque Elizabethan gable, and detailing which places it at the end of the nineteenth century, in contrast to the earlier and more simply detailed Victorian buildings cited above in Bourke Street. The tall-arched window openings also provide similarities with some contemporary commercial designs in Elizabeth Street, including those carried out by architect Nahum Barnet.¹⁷ Michael's Building at 269 Elizabeth Street, is also a distinctive commercial building for its period, its expression in part attributed to the eastern influences of its architect, Arthur Purnell.

Assessment against criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The buildings at 245-269 Elizabeth Street, Melbourne, comprise a collection of shop and retail premises dating from 1897 to 1915. The buildings, save for 245-7 and 263 Elizabeth Street are generally externally intact, albeit with changes to the ground floor facades and shopfronts, and some over-painting. The terrace row at 245-259 Elizabeth Street, was constructed in 1897 and includes six highly ornamented three-storey masonry buildings in the English Queen Anne or Elizabethan revival manner. The building at 261 Elizabeth Street dates from 1898, is also highly ornate and in the English Queen Anne or Elizabethan manner, distinguished by a high Elizabethan gable. No 263 Elizabeth Street dates from 1913, and was originally two storeys, with a later generally sympathetic extra level added. It is a simply detailed rendered masonry building. Michael's Building at 269 Elizabeth Street, is a 1915 three-storey corner building of stuccoed reinforced concrete. It has an oriel bay to the corner and multiple window bays to the adjoining facades. Overall, the buildings present with a generally consistent three-storey scale to Elizabeth Street.

*Place Citation**How is it Significant*

The buildings at 245-269 Elizabeth Street, Melbourne, are of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The buildings at 245-269 Elizabeth Street, Melbourne, as a group are of local historical significance. Dating from 1897 to 1915, the group demonstrates the historical evolution of shop and retail premises in this area of Elizabeth Street, in the late nineteenth through to the early twentieth centuries. Prior to that, from the early 1850s, Elizabeth Street had accommodated small scale businesses which serviced travellers to Sydney and the Bendigo goldfields, before evolving by the mid-1860s into a retail and service street for the city. In the 1880s, the subject properties were all occupied by two-storey buildings, but by the late 1890s, some of the current more substantial and ornate three-storey buildings were under construction. This change can in part be attributed to civic improvements to the street's drainage and flooding problems, and the consequent increase in the street's status and reputation. (Criterion A) The subject buildings are also of local aesthetic/architectural significance. As a group, they represent a generally externally intact collection of ornate late Victorian commercial and retail buildings, augmented by early twentieth century development. The former comprises the 1897 terrace row at 245-259 Elizabeth Street, being three-storey masonry buildings in the English Queen Anne or Elizabethan revival manner, with highly ornamented and handsome facades and original detailing including parapeted balustrades, raised piers, a main cornice entablature of vermiculated panels, and a broad foliated frieze with alternating motifs between first and second floors. The slightly later 1898 building at 261 Elizabeth Street is also highly ornate and particularly striking, distinguished by its prominent Elizabethan gable, bayed cornice line, extended cement parapet piers and orbs, date panel to the parapet ('1898'), and tall arched fenestration at the third level. From the later period, the 1915 Michael's Building is a prominent corner development, enhanced by its oriel corner bay with round cupola-like tower, and large multi-paned window bays. It is also a somewhat austere building in its appearance, and devoid of the applied ornamentation and decoration of earlier commercial buildings. The involvement of noted architects is additionally significant, including David Askew in the design of 261 Elizabeth Street, and Arthur Purnell in 269 Elizabeth Street. The buildings' collective presentation and appearance to Elizabeth Street gains strength from the generally consistent three-storey scale, bookended by the highly articulated corner building. (Criterion E)

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	
Tree Controls	
Outbuildings and fences exemptions	
Victorian Heritage Register	
Prohibited uses may be permitted	
Incorporated plan	
Aboriginal heritage place	

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

Place Citation

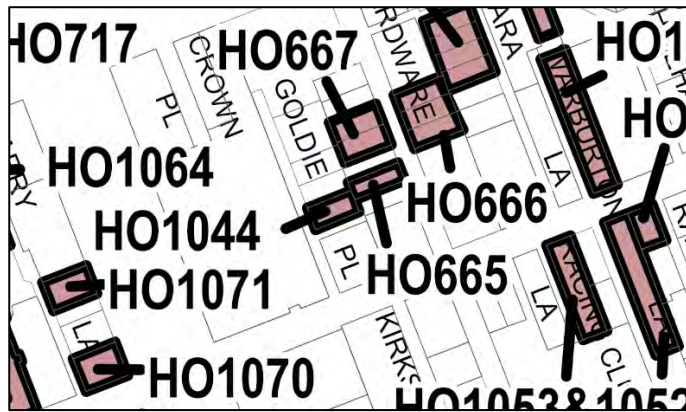
References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

-
- 1 The following history incorporates information included in the property citations in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.
 - 2 Mahlstedt fire insurance plan, 1888, Map 13, held by the State Library of Victoria
 - 3 The property citation in the 1985 Melbourne CAD Study, notes that this row was extended from two storeys to three storeys in the late 1890s. However, the Miles Lewis Australian Architectural Index, Building Engineering and Mining Journal 11 December 1897, p. 387, record no. 26509; and Miles Lewis Australian Architectural Index, cites a notice of intention to build. This is assumed to refer to a new building. See MCC registration no. 7068, 5 November 1897, record no. 75193, accessed via <http://www.mileslewis.net/australian-architectural.html>, 26 May 2016.
 - 4 City of Melbourne rate books, Volume 34: 1898, rate nos.370-5, VPRS 5708/P9 Public Record Office Victoria.
 - 5 Miles Lewis Australian Architectural Index, Building Engineering and Mining Journal, 16 July 1898, record no. 5754, accessed via <http://www.mileslewis.net/australian-architectural.html>, 26 May 2016.
 - 6 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 7237, 15 July 1898, record no. 75197, accessed via <http://www.mileslewis.net/australian-architectural.html>, 26 May 2016.
 - 7 City of Melbourne rate books, Volume 35: 1899, rate no. 3803, VPRS 5708/P9 Public Record Office Victoria.
 - 8 See Graeme Butler's property citation for 261 Elizabeth Street, in the 1985 CAD study.
 - 9 City of Melbourne rate books, Bourke Ward, Volume 49: 1913, rate no. 353, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne rate books, Bourke Ward, Volume 48: 1912, rate no. 370, VPRS 5708/P9 Public Record Office Victoria.
 - 10 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 5710, 10 August 1915, record no. 75233, accessed via <http://www.mileslewis.net/australian-architectural.html>, 26 May 2016.
 - 11 See Graeme Butler's property citation for 269 Elizabeth Street, in the 1985 CAD study.
 - 12 City of Melbourne Building Application Index, 245-247 Elizabeth Street, BA34041, 21 March 1960, held by Lovell Chen.
 - 13 See Graeme Butler's property citation for 245-7 Elizabeth Street, in the 1985 CAD study.
 - 14 *Sands and McDougall* directory, 1914.
 - 15 *Sands and McDougall* directory, various.
 - 16 The following description of buildings is substantially based on that included in the relevant property citations in G Butler, Melbourne CAD Study, 1985.
 - 17 See Graeme Butler's property citation for 261 Elizabeth Street, in the 1985 CAD study.

Place Citation

NAME	Former Penman & Dalziel warehouse	HERITAGE OVERLAY	HO665
ADDRESS	55-57 Hardware Lane, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1887-8	PREVIOUS GRADING	D
BUILDER	William Thomas Hosking & Sons	ARCHITECT	Alfred Dunn



Extract from Melbourne Heritage Overlay map, showing HO665

Intactness Good Fair Poor

Place Citation



Figure 1 Subject building (indicated)

History¹

The subject building was constructed in 1887-8, as one of a collection of warehouses to Hardware Lane and Goldie Place, on the west side.² The buildings were constructed by the furniture making company of Penman and Dalziel. John William Dalziel had sailed from Liverpool to Melbourne in 1862. Seventeen years later Penman and Dalziel founded the business in Lonsdale Street West, and won recognition at the Indian and Colonial Exhibition in London in 1886. Penman and Dalziel were identified in 1937 as one of Melbourne's early 'skilled craftsmen' and 'leading names' in the manufacture of fine furniture.³

They completed new premises in Post Office Place in 1887, with the five warehouses - two in Goldie Place and three in Hardware Street (now Hardware Lane) erected by 1888. The subject building is the central of the two former warehouses to Hardware Lane. Indicative of the firm's success, and the booming economic conditions in Melbourne in this period, the new buildings quickly replaced Post Office Place as the firm's primary address. The architect was the prolific and gifted church designer, Alfred Dunn, and the builders, William Thomas Hosking & Sons.⁴

By 1900, Penman and Dalziel were operating solely from 53 Hardware Lane and by 1910, the firm had vacated Hardware Lane completely. The warehouse at 55-57 Hardware Lane was subsequently occupied by Harry, Edwin & Co, saddlers and ironmongers until .c 1905 when John Cook, also a saddler and ironmonger, took over the premises.⁵ Cook remained at the premises until c. 1935. Subsequent occupants of the warehouse included W G Humphrey, hardware importers (1930s), F C Lording, lead lights (1930s), Holmes and Butterworth, saddlers (who operated alongside Cook from the 1920s), Vulcan Electrics (1950s), New Design Pty Ltd, soft furnishings (1950s), A E Goodwin, engine manufacturers (1960s), and the Association of Architects, Engineers, Surveyors and Draftsmen of Australia, Victorian Division (1970s).

Place Citation



Figure 2 Detail of Mahlstedt fire insurance plan, Map 13, 1888; the central of the three (three-storey) then recently completed warehouses is indicated
Source: State Library of Victoria

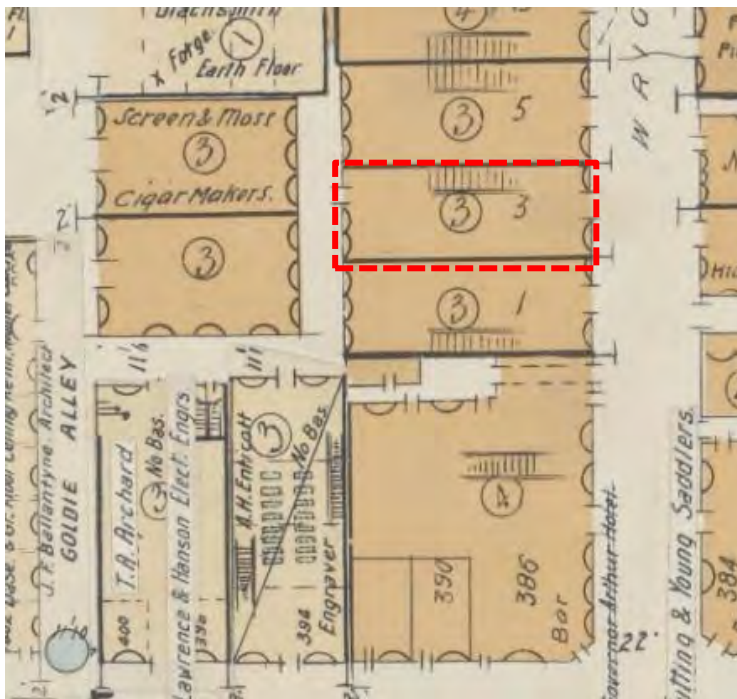


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1910
Source: State Library of Victoria

Place Citation

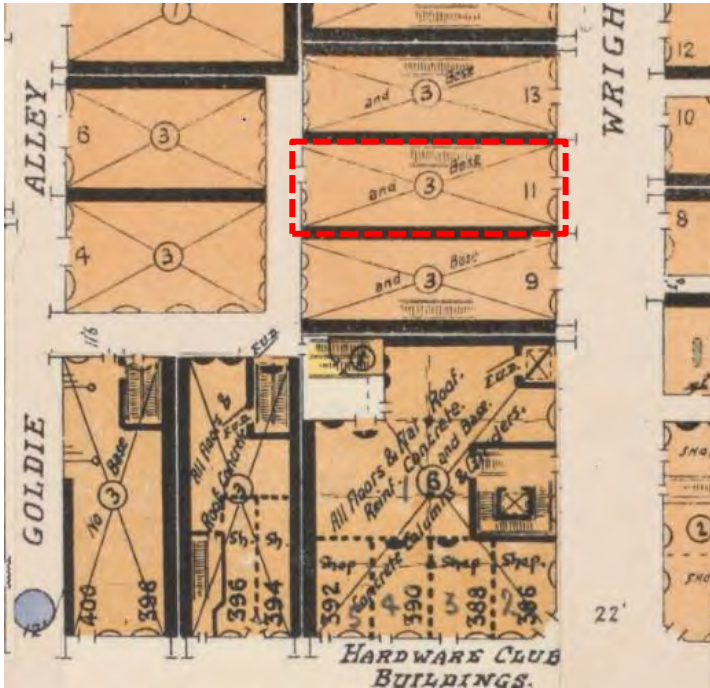


Figure 4 Detail of Mahlstedt fire insurance plan, Map 13, 1925
Source: State Library of Victoria

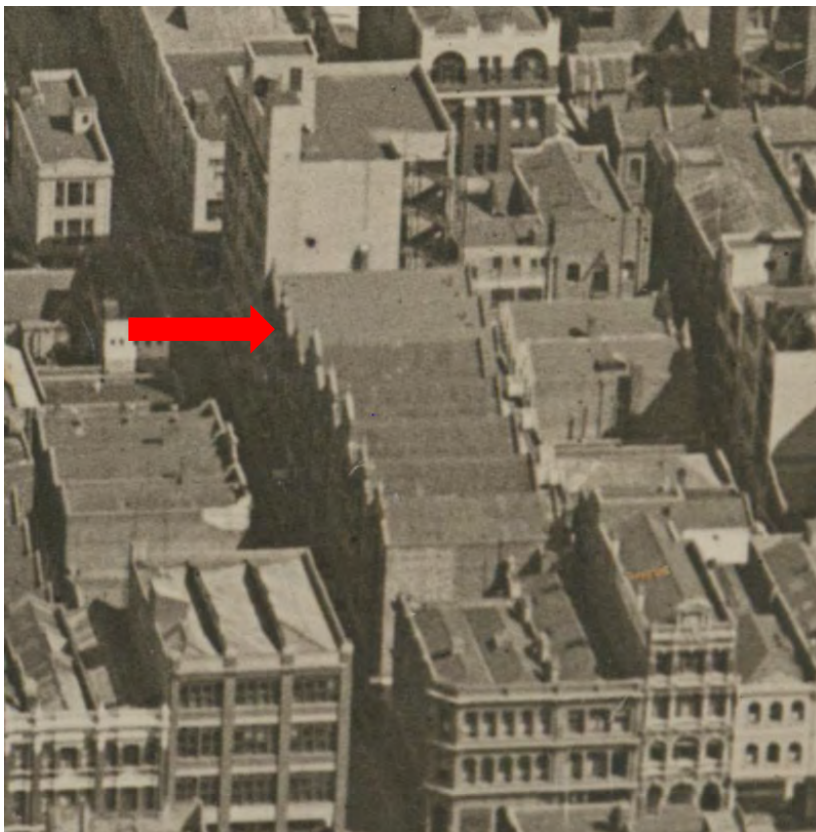


Figure 5 Detail of an oblique airspy of Melbourne, 1934 showing the warehouses at 53-59 Hardware Lane; the subject property is the central building (indicated)
Source: State Library of Victoria

Place Citation

Description

The building at 55-57 Hardware Lane was built as part of a group of three warehouses constructed in 1887-8; the others are currently 53 and 59 Hardware Lane. Two warehouse at warehouses at 4-6 and 8 Goldie Place date from the same programme of works. The subject building is a four level former warehouse and factory built to the boundaries of its narrow site. The building adopts a traditional gable-ended form. The upper facade retains its distinctive parapet and label mould, but elsewhere the façade has been modified, most notably through the application of render over original face brickwork. The arrangement at ground floor level has been altered and while the form of original detailing is difficult to discern, the original arrangement of lower floors with ground floor elevated to facilitate the loading of carts and other delivery vehicles remains legible. The rear of the building, as seen from Goldie Place, is more intact, retaining its face brick exterior and original windows. The building also retains its rough-faced bluestone plinth. Fenestration at the upper levels remains broadly intact to its early state with large central landing doors to each level flanked by sliding sash windows. No crane beam survives and the early role of the entries has to some extent been lost. While it is likely that a slate roof was originally in place, Figure 5 appears to indicate that no slates were present in 1934.

Comparative Analysis

Comparatively, this building is more intact than the adjoining related warehouses at 53 and 59 Hardware Lane but less intact than those at 4-6 and 8 Goldie Place to the rear (west side, HO1044). All five warehouses formed part of the same 1888 development but only those to Goldie Place retain their external face brick expression. These five buildings are part of a number of similarly aged warehouses in the immediate area. Other examples include those at 60-66 Hardware Street (HO666), which date from c. 1887, and were constructed as a row of three, face brick warehouses; and 63-65 Hardware Street (HO667), which form a distinctive industrial row in an adapted Romanesque Revival style, and a rare industrial design in the CBD by William Pitt, one of Melbourne's premier nineteenth century architects. Throstle's stores at 106 Hardware Street (HO1045), are also broadly comparable, being a pair of imposing four-storey Victorian warehouses constructed in 1889. Considered as part of this group, the subject building at 55-7 Hardware Lane is a representative and somewhat-altered example, but nevertheless an historic warehouse building to a design by a notable architect, Alfred Dunn.

Dunn worked in Melbourne from November 1886 until his death, from tuberculosis, in 1894, aged 29.⁶ He was very prolific during this relatively short period, designing some 90 buildings. At the height of the Boom in Melbourne, and contemporary with his warehouse group in Hardware Lane and Goldie Place, Dunn produced designs for the Wesleyan Methodist Church in Hawthorn (1888); Wesleyan Church in Fairfield (1887); Australian Temperance and General Mutual Life Assurance Society's buildings on the corner of Swanston and Little Collins Street (1887); Model Wesleyan Sabbath School buildings in Sydney Road, Brunswick (1887); South Morang Methodist Church (1888); South Preston Methodist Church (1888); and many others. By 1889, and of interest given it closely followed his design for the subject building and related warehouses, Dunn was considered a specialist in church design. While the warehouse at 55-57 Hardware Lane is not central to Dunn's work as a specialist church architect, it has been noted that Dunn's warehouses show him to be a 'competent rather than an exciting architect'.⁷

Assessment against criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Place Citation

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance

What is Significant

The building at 55-57 Hardware Lane was built as part of a group of three warehouses in 1887-8, for furniture manufacturer Penman and Dalziel. It is a four-storey rendered masonry former warehouse, with a tall narrow massing on a long rectilinear plan, and a basement level. The façade has been modified, including through the application of render over original face brickwork, however the building retains its distinctive gabled and parapeted form, and rough face bluestone plinth at ground level. While the ground floor level has been altered, the original arrangement of lower floors with ground floor elevated to facilitate loading remains legible. Fenestration at the upper levels also remains broadly intact to its early state with large central landing doors to each level flanked by sliding sash windows. The rear of the building as seen from Goldie Place, is more intact and retains its face brick exterior and original windows.

How is it Significant

No 55-57 Hardware Lane, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 55-57 Hardware Lane is of local historical significance. It is one of an important collection of nineteenth century warehouse and mercantile buildings in Hardware Lane. Constructed in 1887-8, to a design by noted architect Alfred Dunn, the building was one of five warehouses built in Hardware Lane and the adjoining Goldie Place, for the furniture making company of Penman and Dalziel. The company remained associated with the warehouses until 1910, and in 1937 were noted as one of Melbourne's early 'skilled craftsmen' and 'leading names' in fine furniture manufacture. (Criterion A) The subject building is also of local aesthetic/architectural significance. While it has been altered, the building retains its distinctive gabled and parapeted form, rough face bluestone plinth, broadly original arrangement of lower floors with elevated ground floor to facilitate loading, and broadly intact fenestration and openings to the upper levels. It is also one of a more extensive row of tall and gabled nineteenth century warehouse forms in Hardware Lane, and makes a significant contribution to the warehouse character of the lane. (Criterion E)

Place Citation

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

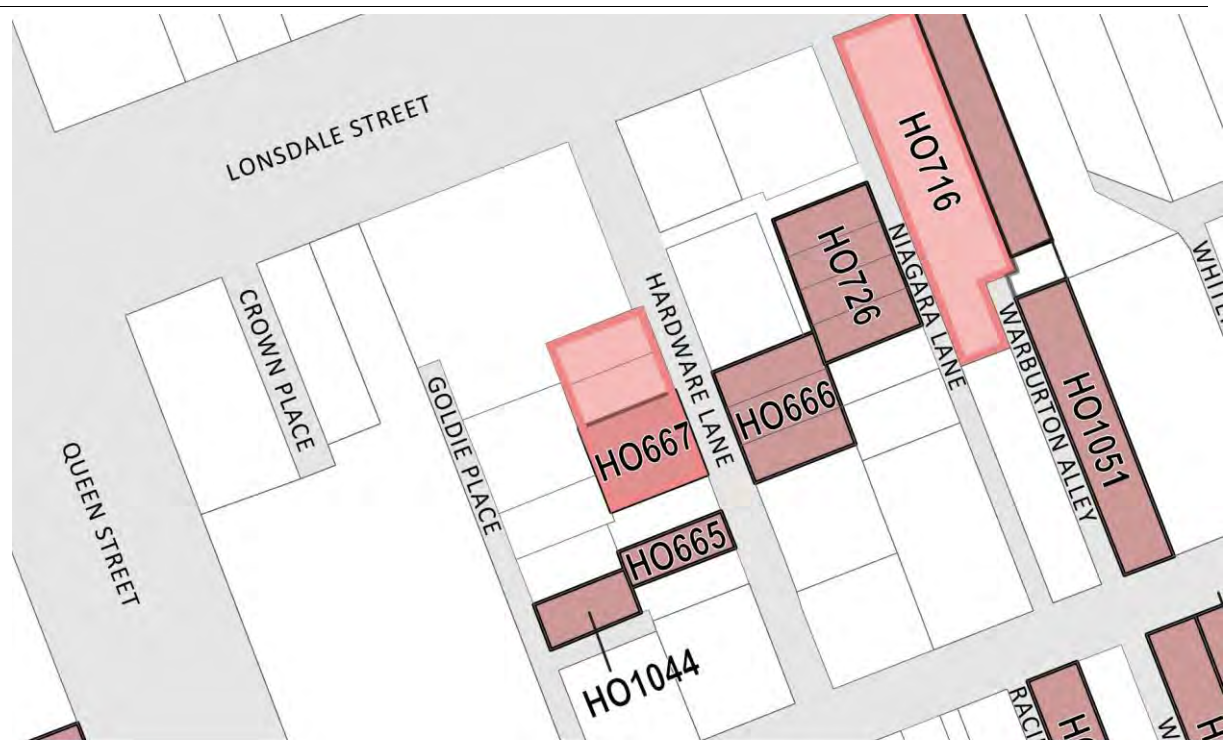
References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

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- 1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.
 - 2 See property citation in G Butler, Melbourne CAD Study, 1985.
 - 3 *The Argus*, 22 September 1937, p. 29.
 - 4 See property citation in G Butler, Melbourne CAD Study, 1985.
 - 5 *Sands and McDougall* directory, 1900.
 - 6 Harriet Edquist, 'Alfred Dunn', in Phillip Goad and Julie Willis (eds.), *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p. 216-7
 - 7 Harriet Edquist, 'Alfred Dunn', in Phillip Goad and Julie Willis (eds.), *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p. 216-7.

Place Citation

NAME	Dynon's Buildings	HERITAGE OVERLAY	HO667
ADDRESS	63-77 Hardware Lane, Melbourne (Note: the Schedule to the Heritage Overlay lists 63-67 Hardware Lane)	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1889	PREVIOUS GRADING	A
BUILDER	William Boyne	ARCHITECT	William Pitt



Key 63-77 Hardware Lane, Melbourne (HO667)



Corrected Heritage Overlay

Recommendation: Update the Heritage Overlay mapping to reflect the full extent of HO667, as shown

Intactness Good Fair Poor

Place Citation



Figure 1 Subject warehouse row (four buildings)



Figure 2 View of upper level facades

Place Citation

History¹

In March 1889, renowned architect, William Pitt, gave notice of his intention to construct five stores in Wright's Lane (now Hardware Lane) for china and glass merchant, John Dynon. The builder for this work was William Boyne, who had also constructed the Shamrock Hotel near the corner of Lonsdale Street and Wright's Lane for Dynon two years earlier.² The warehouses on Hardware Lane were described as brick stores each with five flats and each valued at a NAV of £200.³ John Dynon was established as a china, earthenware and glass dealer from as early as 1864, working from 43 Lonsdale Street West; and within ten years the company was also operating from premises at 45 Lonsdale Street West and 40 Little Lonsdale Street West.⁴

The large buildings replaced earlier small scale buildings on the site, of one storey scale, as evident in Figure 3.

In September 1889, Dynon & Sons advertised the availability of 'stores, each five flats and lift in Wright's-lane'.⁵ The first occupants to lease the warehouse spaces included Barrington, Smith & Co; J Binet, general agent and importer; Munday, tanner and currier; Ferguson, lithographer and printer; and Treadwell, printers.⁶

John Dynon died in December 1912, leaving an estate valued at £52,585. His properties at the time included the Shamrock Hotel on Little Lonsdale Street; the National Hotel on Bourke Street; and land and buildings in William Street, Wright's (Hardware) Lane, Goldie Alley and at Evelyn.⁷ Dynon's will described the Hardware Lane warehouses at the time of his death as:

All that piece of land having a frontage of 23 feet to Wright's Lane by a depth of 51 feet upon which is erected a four storey brick store and basement known as 21 Wright's Lane, Let to Phillips and Child

No 19 Wright's Lane 23 feet by 51 feet upon which is erected 4 storey brick store and basement Let to Hartley Bros

No 23 Wright's Lane, 23 feet by 51 feet upon which is erected a four storey brick store with basement. Let to Sturtevant

No 18 (incorrectly numbered, 17) Wright's Lane 23 feet by 51 feet upon which is erected a four storey brick store with basement. Let to Barrington Smith

No 15 Wright's Lane 23 feet by 51 feet upon which is erected a 4 storey brick store with basement. Let to Fox⁸

The five warehouses were occupied by a variety of businesses following their initial occupation. Lessees of 63-5 have included Treadwell, printers (1890s); Progress Stereo Service, electric typers (1920s); Davies & Tilly, electrical engineers (1940s-50s); and the MCC Electric Supply Department (1960s-).⁹ Businesses at 67-9 have included Ferguson, lithographer and printer (1890s); Grosser, lithographer and printer (1900s); Day & Kemp, drapers and stand makers (1920s); Britain and Australian Publishing Services (1920s); Phoenix Press (1920s); the MCC Electric Supply Department (1940s-50s); and Oriental Handiwork Company (1960s-70s).¹⁰ The warehouse at 71-3 has been occupied by Munday, tanner and currier (1890s); Acme Cycle Company (1900s); Brooks and Carsten, electrical engineers (1920s); Alpha Printing (1920s-70s); George Emerson, paper ruler and book binder (1940s-50s); City & Suburban Cleaning Company (1940s); and 'The Vigilant' magazine (1940s-60s).¹¹ At 75-77 Hardware Lane, occupants have included Barrington, Smith & Co, saddlers and ironmongers (1890s-1920s); Brooks & Knuckey, storage (1940s-50s); and Johns & Waygood, depot (1950s-70s).¹²

The fifth warehouse at 79-81 Hardware Lane, at the northern end of the row, was demolished to make way for development at the corner of Lonsdale Street and Hardware Lane.

Place Citation

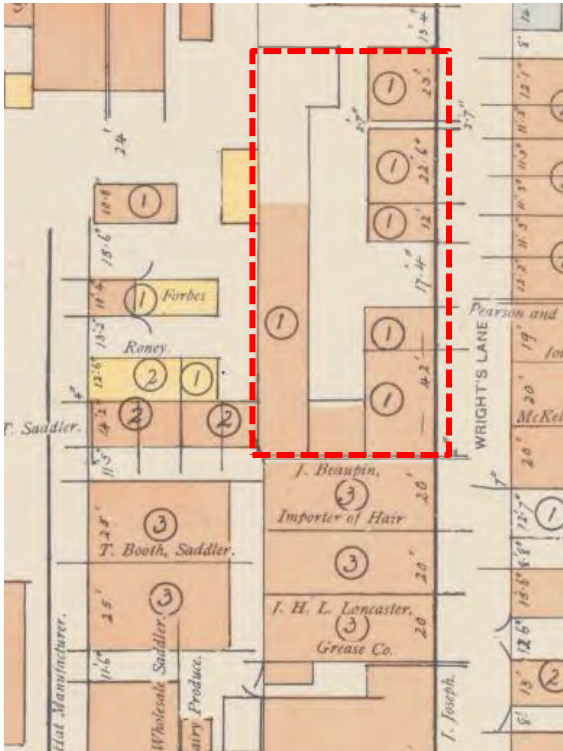


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the subject site one year prior to construction of the warehouses; the earlier buildings are shown as one storey
Source: State Library of Victoria

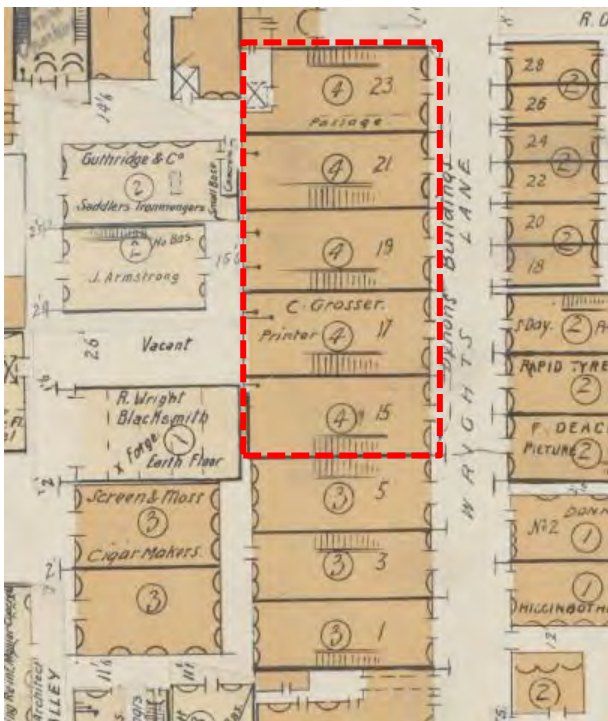


Figure 4 Detail of Mahlstedt fire insurance plan, Map 13, 1910; the four storey warehouses are indicated (note the earlier street addresses)
Source: State Library of Victoria

Place Citation

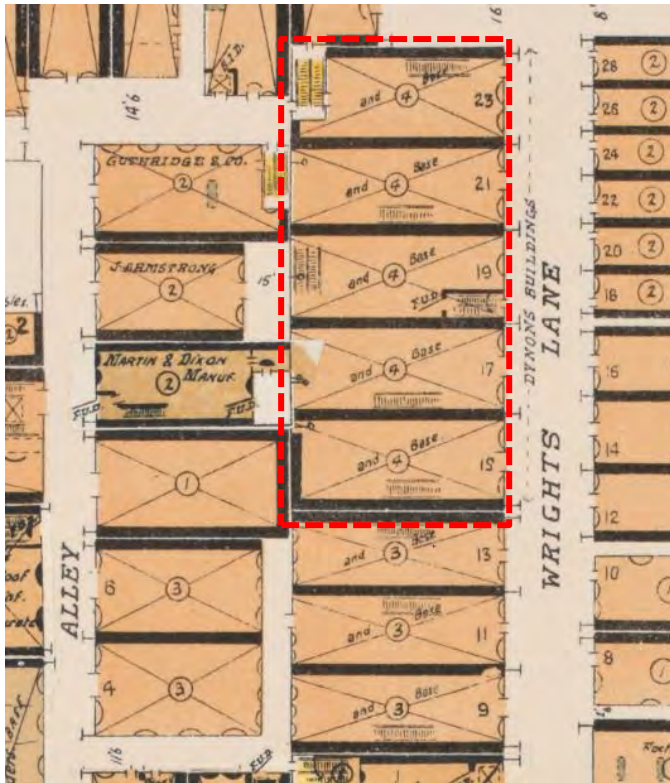


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1925 showing the four storey warehouses with basements
Source: State Library of Victoria



Figure 6 Detail of an oblique airspy of Melbourne, 1934 showing Dynon's five warehouses on Hardware Lane (indicated); Lonsdale Street is at bottom
Source: State Library of Victoria

*Place Citation***Description**

Four of the original five warehouses remain, the most northerly building having been demolished between 1934 (refer Figure 6) and 1948.¹³ The surviving structures, known as Dynon's Buildings, are tall and narrow bichrome brick warehouses notable for their arcuated facades and striking parapets. Some areas have been overpainted however the early role and appearance of the group remains legible.

The four buildings are currently known as 63-77 Hardware Lane. They survive at different levels of intactness and integrity particularly with regard to the condition of their ground floors and overpainting. Considered as a group, the warehouses are substantially externally intact to their original façade form and detailing. Original bichrome brick expression survives at ground floor level at 67 and 71 and above ground floor level at 65 and 75-77, although the early brick expression remains evident beneath paint throughout. Architectural detailing to arched window heads and stringcourses are accentuated in cream face brick against a red brick base. Original bluestone plinths survive throughout. All four warehouses retain distinctive raised pedimental devices to their gable ends suggesting the form of the basilicas of the early Italian Renaissance. Oriels to gable ends reinforce this association. Fenestration to upper levels across the group is unaltered with openings for original windows and landing doors are in place. Original crane beams survive for three of the buildings, as do some associated awnings and the loading doors they served. The buildings at 63 and 67 have been altered at ground floor level although the original arrangement, in which ground floor levels were elevated to facilitate loading of carts and to allow light to basement areas, remains legible. Ground floor facades to 71 and 75-77 are largely intact to their early states. While changes have occurred, the four buildings remain legible both as a group and individually as intact early warehouse buildings.

Comparative Analysis

Comparatively, this group of warehouses form part of a larger collection of similarly aged brick warehouses in the immediate area. Other examples include those at 60-66 Hardware Street (HO666), which date from c. 1887, and were constructed as a row of three, face brick warehouses; and Throstle's stores at 106 Hardware Street (HO1045), a pair of imposing four-storey bichrome brick Victorian warehouses constructed in 1889. Considered as part of this group, the subject warehouses form a distinctive industrial row, and represent a rare industrial design in the CBD by William Pitt, one of Melbourne's premier nineteenth century architects.

Pitt (1855-1918) was responsible for the design of numerous buildings in Melbourne, many of which are listed on the Victorian Heritage Register. These include other industrial buildings and complexes such as the Denton Hat Mills in Abbotsford (1888); Foy & Gibson complex in Collingwood, comprising numerous warehouses (1887 to early twentieth century); Victoria Brewery in East Melbourne (1884 onwards); and the Bryant & May complex in Richmond (1909). Pitt was an important Melbourne architect, responsible for many of the city's most highly regarded buildings, including the Princess Theatre, and the Gothic office buildings, the Rialto and Olderfleet in Collins Street.¹⁴ Many of Pitt's buildings are considered exemplars of the 1880s Boom Style, with the architect renowned for his eclectic designs and compositional flamboyance. He was also capable of toning down the flamboyance, as he did with several town halls, in St Kilda (1887) and Brunswick (1889); and clearly with his industrial designs.¹⁵ Although his eclectic hand is still evident in, for example, the castellated form of the Victoria Brewery, and the Italianate style of the subject buildings. Pitt was also at the peak of his power and architectural output when designing these warehouses.

Assessment against criteria

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

*Place Citation***Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).**

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).**Statement of Significance***What is Significant*

The buildings at 63-77 Hardware Lane represent four out of the original five warehouses, which were designed by William Pitt for china and glass merchant, John Dynon, and constructed in 1889. The group of four, known as Dynon's Buildings, are tall and narrow bichrome brick warehouses, notable for their arcuated facades and striking parapets, the latter with raised pedimental devices and oriels. The architectural detailing to the arched window heads and stringcourses is accentuated in cream face brick against a red brick base; and original bluestone plinths and the majority of window and door openings also survive.

How is it Significant

The buildings at 63-77 Hardware Lane, Melbourne, are of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The buildings at 63-77 Hardware Lane, Melbourne, known as Dynon's Buildings, are of local historical significance. The buildings, constructed in 1889 to a design by William Pitt, are part of an important collection of nineteenth century warehouse and mercantile buildings in Hardware Lane. In replacing earlier and smaller buildings on the site, they are demonstrative of the late nineteenth century growth in warehousing activity in this part of Melbourne. Hardware Lane also assumed much of its current historic character during Melbourne's Boom of the late 1880s. (Criterion A). Dynon's Buildings are significant for their association with renowned architect, William Pitt. They were designed by Pitt at the height of his architectural output and influence, when he was responsible for some of the exemplars of the 1880s Boom Style in Melbourne. Pitt was known for eclectic designs and compositional flamboyance, and his industrial and mercantile commissions while typically more subdued were also very capably handled, as with the subject buildings. (Criterion H) Nos 63-77 Hardware Lane are also of local aesthetic/architectural significance. The buildings are substantially externally intact, and retain their original tall and narrow warehouse form and detailing, including arched window heads and stringcourses accentuated in cream face brick against a red brick base, heavy bluestone plinths, striking parapets with raised pedimental devices and oriels, and the majority of the original window and door openings.

Place Citation

The groups also form part of a more extensive row of tall and gabled nineteenth century brick warehouses in Hardware Lane, and make a significant contribution to the warehouse character of the lane. (Criterion E)

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	
Tree Controls	
Outbuildings and fences exemptions	
Victorian Heritage Register	
Prohibited uses may be permitted	
Incorporated plan	
Aboriginal heritage place	

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

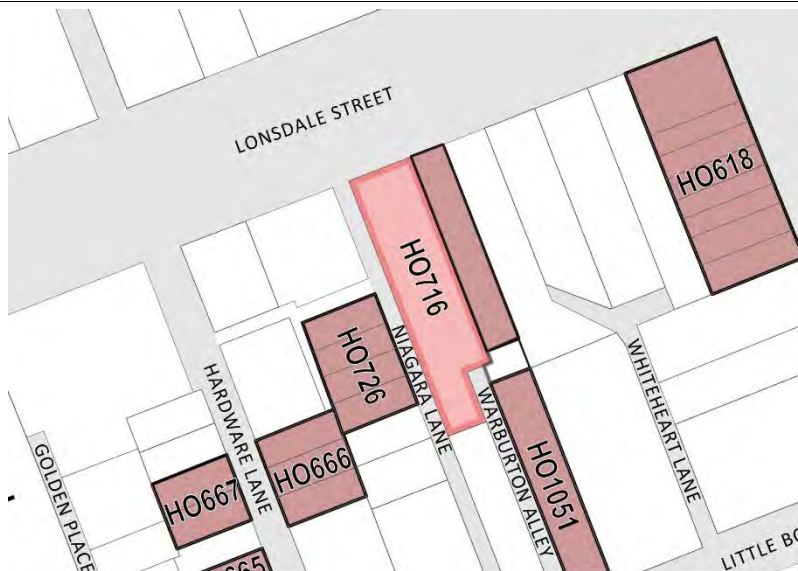
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- 1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, supplemented by additional research and investigation.
 - 2 Miles Lewis Australian Architectural Index, notice of intention to build, five stores, MCC registration no. 3797, 5 March 1889, record no. 74833, accessed via <http://www.mileslewis.net/australian-architectural.html>, 25 May 2016; Miles Lewis Australian Architectural Index, notice of intention to build, hotel, MCC registration no. 3164, 24 November 1887, record no. 76334, accessed via <http://www.mileslewis.net/australian-architectural.html>, 25 May 2016.
 - 3 City of Melbourne rate books, Volume 29: 1890, Bourke Ward, rate nos. 1113-7, VPRS 5708/P9, Public Record Office Victoria.
 - 4 *Sands and McDougall* directory, 1864; *Advocate*, 28 March 1874, p.20.
 - 5 *Argus*, 10 September 1889, p. 3.
 - 6 *Sands and McDougall* directory, 1890-92; City of Melbourne rate books, Volume 31: 1892-93, Bourke Ward, rate nos. 1132-6, VPRS 5708/P9, Public Record Office Victoria.
 - 7 *Age*, 18 Dec 1913, p. 12.
 - 8 Will and probate of John Dynon, VPRS 28/P3 Unit 356, Public Record Office Victoria.
 - 9 *Sands and McDougall* directory, various
 - 10 *Sands and McDougall* directory, various
 - 11 *Sands and McDougall* directory, various
 - 12 *Sands and McDougall* directory, various

Place Citation

- 13 Mahlstedt fire insurance plan, Map 13, 1948
- 14 Victorian Heritage Database, various entries under William Pitt.
- 15 The Encyclopedia of Australian Architecture, P Goad and J Willis, 2012, pp. 542-544.

Place Citation

NAME	Former Edward Keep & Co warehouse	HERITAGE OVERLAY	HO716
ADDRESS	377-381 Lonsdale Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1888-1889, substantially rebuilt 1899	PREVIOUS GRADING	C
BUILDER	Waring & Rowden	ARCHITECT	Twentyman & Askew



Key 377-381 Lonsdale Street (HO716)



Corrected Heritage Overlay

Recommendation: Update the Heritage Overlay mapping to reflect the correct property, as shown

Intactness



Good



Fair



Poor

Place Citation



Figure 1 Subject building



Figure 2 West elevation of subject building (to Niagara Lane)

Place Citation

History¹

The warehouse at 377-381 Lonsdale Street was originally constructed in 1889 for Edward Keep & Co, hardware makers and ironmongers; and then substantially rebuilt after a disastrous fire in 1899. The original architects for the building were Twentyman & Askew and the builders, Waring & Rowden, of Fitzroy.² Described as a 'brick store' and valued at a NAV of £1350, the Keep & Co warehouse comprised four stories and a basement, and 'was a solid structure of brick work and cement'.³ It replaced an earlier three-storey building on the site, as shown on the 1888 Mahlstedt fire insurance plan (Figure 3).

Edward Keep, his son Ronald, and nephew J Francis Keep, conducted the business at the time of the fire, a contemporary report giving their tenure in the city as 46 years. Originally established at 37 Elizabeth Street, the firm had spent some £16,000 in building the Lonsdale Street premises, which was stocked with general hardware lines valued at £43,500. Ten years after the building's construction in 1889, fire destroyed the majority of the warehouse, driven by storage of ammunition and kerosene drums on the site. The fire meant an end to the business as it had been, with the retirement of Edward and his son.⁴

Hardware merchants were historically located in this area of the central city. Hardware Lane (and street) are to the west of the subject property. Although originally known as Wrights Lane, the subdivision of the former Kirks Horse Bazaar property created an extension of Wrights Lane, with the entire laneway renamed Hardware Lane after Hardware House, which was constructed at the corner of Hardware Lane and Little Bourke Street in 1927.⁵ Hardware House, in turn, was built for members of the hardware industry.⁶

The subject warehouse was rebuilt and refitted in 1899, and then leased to paper merchants, James Spicer & Sons, complementing the rise of the printing industry in this area of the city.⁷ The laneway warehouses were increasingly popular with small-scale printers, publishers and stationers from the late nineteenth century, as well as associated businesses including stereotypers, linographers and bookbinders. Printers were located in both Niagara and Warburton lanes.⁸ This pattern continued through the first half of the twentieth century, with businesses associated with printing and publishing established in McKillop Street, Goldie Place and Wright (Hardware), Niagara, Rankins and Warburton lanes.⁹ Spicer & Detmold eventually bought the property in 1937 for £17,000 and continued to occupy the building into the 1960s, before Rank Xerox took over the premises.¹⁰ Architects, Carleton & Carleton, carried out renovation work for Spicer & Detmold in the 1940s.

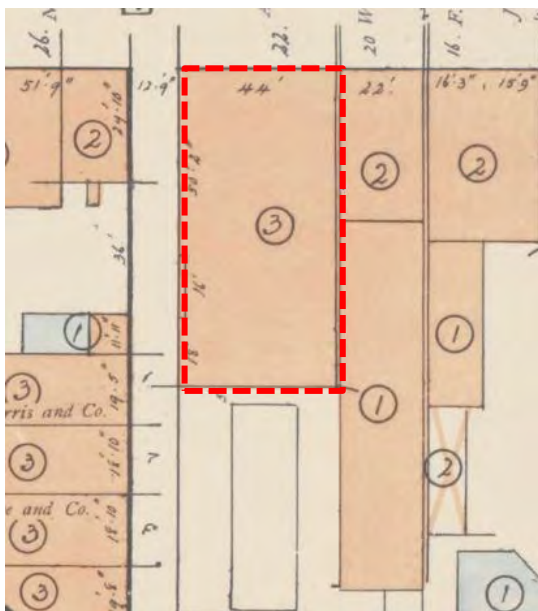


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the earlier three-storey building
Source: State Library of Victoria

Place Citation

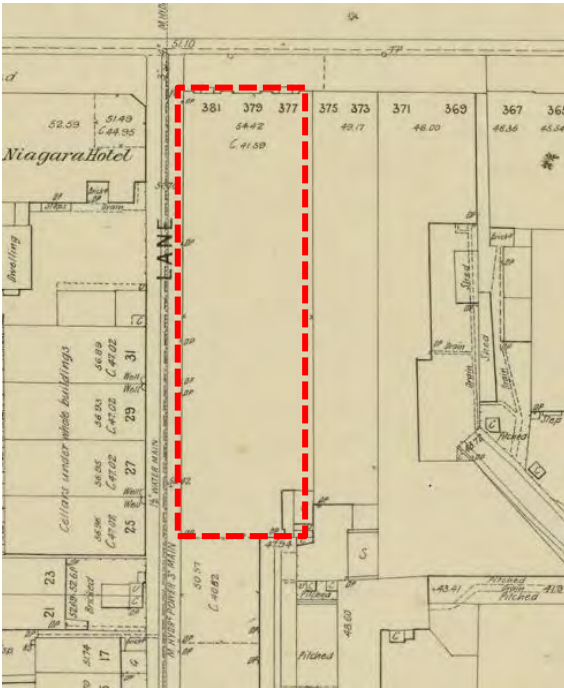


Figure 4 Detail of MMBW plan no. 1016, 1894 showing the original Keep & Co warehouse
Source: State Library of Victoria

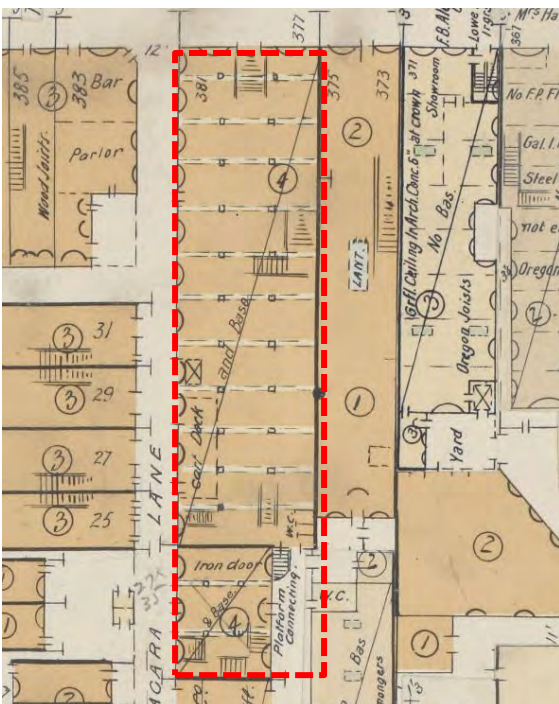


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1910 showing the rebuilt warehouse following the fire of 1899
Source: State Library of Victoria

Place Citation



Figure 6 Detail of oblique aerial image of Melbourne showing the subject building at 377-81 Lonsdale Street (indicated), 1934
Source: State Library of Victoria



Figure 7 377-81 Lonsdale Street, Melbourne, c. 1972
Source: State Library of Victoria

*Place Citation***Description¹¹**

The subject building at 377-381 Lonsdale Street, is located at the corner of Niagara Lane. It is a four-level former warehouse in rendered masonry and brick on a long rectilinear plan.

It presents a four-storey facade to Lonsdale Street, incorporating boldly massed elements recalling Mannerist designs of the late Italian Renaissance. The tripartite design incorporates a heavy base at ground floor level incorporating smooth rusticated columns with bold trabeation above. Above the base, giant-order pilasters flank the first floor windows and rise through first floor to Corinthian order capitals and a decorated arch above second floor windows. A bracketed string course is located above the second floor. The upper level attic storey is crowned by another, more substantial cantilevering bracketed cornice. Windows at each level contribute to the vigour of the composition. Ground floor openings have bracketed flat pediments in an aedicule configuration; intermediate levels have square headed openings with overhanging awnings at first floor and tall arched openings at second floor; upper level window comprise paired arches. The ground floor façade has had some modification, with large display windows inserted within the original openings. However these works have been generally undertaken in a sympathetic manner. Apart from overpainting, the building survives in good and largely original condition.

While less ornate, the exposed western wall to Niagara Lane comprises red faced brickwork with concrete buffers (rubbing rails) at ground floor level, and surviving crane beams and cat-heads over loading doors. The elevation retains a combination of original rectangular and segmental-arched window forms and openings, with original basalt sills, and extends some length down Niagara Lane. The design includes an elevated entablature and pediment at the mid-point of the west elevation. The northern sections of the laneway elevation have been painted and some alterations to openings at ground floor level have occurred. However, the elevation is substantially intact to its early state and appearance, and the role of the building remains legible.

Comparative Analysis

The former warehouse at 377-381 Lonsdale Street adopts an understated Mannerist expression. Nineteenth century Mannerism had its roots in the architecture of the late Italian Renaissance and the work of architects, Giulio Romano and Michelangelo.¹² However, the resurgence of this branch of classical architecture was part of a broad reaction against the purity of the classical style as practised by Victorian architects. A bolder and more ironic architecture had been pioneered by English architects such as C R Cockerell in the Ashmolean Museum, Oxford, England (1845¹³) which was explored locally by colonial architect, James Barnet in Sydney (entrance to Bathurst Gaol, Browning Street Bathurst, 1886, and Cooma Courthouse, 1887); George de Lacy Evans (Sum Kum Lee Warehouse, Little Bourke Street, 1887-8, Figure 8¹⁴); Twentyman & Askew, the architects of the subject building (Block Arcade, Collins Street, 1890-3, Figure 9); and William Salway with Right & Lucas (former Mercantile Bank, currently RESI chambers, 1888) in Melbourne.¹⁵ The Mannerist mode was particularly suited to the buoyant circumstances in Victoria during the land boom where the style is still described as 'boom-style' architecture.

Of the building's architects, Twentyman and Askew, Edward Twentyman, a carpenter and joiner, emigrated from England to Australia in 1854. After working as building contractor through the 1870s, he assumed the role of a self-educated architect in 1872. In 1882, he formed a partnership with his brother-in law, David Christopher Askew - a recent graduate of the University of Melbourne. The Encyclopedia of Australian Architecture notes:

The firm flourished in the 1880s land boom decade, with Askew's fashionable Italian Mannerist style winning many commissions for city warehouses, flour and sugar mills, suburban mansions and villas, shops and offices, with Fink's Block Arcade in Collins Street Melbourne (1890-3), R C Brown's Stallbridge Chambers in Little Collins Street (formerly

Place Citation

Chancery Lane), Melbourne (1891) the Australasian Sugar Works at Port Melbourne (1891) and the Melbourne Tramway & Omnibus Company's atypical Gothic offices in Bourke Street, Melbourne (1890) being their most notable works in this period.¹⁶

Edward Twentyman returned to England in July 1890. Askew continued in practice until his death in 1906.

The former warehouse at 377-381 Lonsdale Street is not of the scale of Twentyman and Askew's Block Arcade or Stallbridge Chambers, or William Salway's RESI chambers. Equally, it does not incorporate the florid architectural ornament of Kum Sum Lee Building. Nonetheless, it survives as an authoritative example of the Mannerist architecture as it emerged in Melbourne during the boom of the late 1880s. Giant order pilasters and arches, massive cornices and overstated detailing combine to produce a robust and boldly-modelled outcome albeit at a relatively modest four-storey scale. While the subject building is not a key example of the mode as it emerged around Collins Street, it compares favourably to other well-regarded examples of the mode such as Medley Hall in Drummond Street, Carlton (W S Law, 1892)¹⁷ or the Lalor House in Church Street Richmond (William Wolf, 1888, Figure 10).¹⁸



Figure 8 Sum Kum Lee Building, George De Lacy Evans, architect, 1887-8

Source: <http://vhd.heritagecouncil.vic.gov.au/places/779>

Place Citation



Figure 9 The Block Arcade, 280-286 Collins Street, Commercial Photographic Co., ca. 1930-1939
Source: Harold Paynting Collection, State Library of Victoria, Accession no. H2009.95/49



Figure 10 Lalor House, Richmond, William Wolf, architect, 1888
Source: <http://vhd.heritagecouncil.vic.gov.au/places/66998>

*Place Citation***Assessment against criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The building at 377-381 Lonsdale Street, was originally constructed in 1889 for Edward Keep & Co, and substantially rebuilt in 1899 following a fire. The building is an imposing four-storey former warehouse, on a long rectilinear plan. It presents to Lonsdale Street with a four-storey rendered façade, incorporating boldly massed elements in a tripartite arrangement. The latter include a heavy base at ground floor level with smooth rusticated columns and bold trabeation above; giant-order pilasters rising through the first and second floor facades, to Corinthian order capitals and a decorated arch above second floor windows; a bracketed string course above the second floor, and an upper level attic storey crowned by another, more substantial cantilevering bracketed cornice. The less ornate but still highly intact western elevation to Niagara Lane comprises mostly red faced brickwork with concrete buffers (rubbing rails) at ground floor level; surviving crane beams and cat-heads over loading doors; and an elevated entablature and pediment at the mid-point of the elevation.

How is it Significant

The building at 377-381 Lonsdale Street is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 377-381 Lonsdale Street, originally constructed in 1889 for Edward Keep & Co and substantially rebuilt in 1899 following a fire, is of local historical significance. Keep, with his son and nephew, ran a

Place Citation

prosperous hardware operation in the central city in the nineteenth century, with the success of their operation demonstrated in the imposing building they constructed, and then rebuilt, in the latter years of the century. They were also one of a number of hardware merchants historically located in this area of the city, as evidenced in the nearby Hardware Lane (and street) and Hardware House, purpose built for members of the hardware industry. The subsequent, and long-term use of the property by paper merchants, James Spicer & Sons, later Spicer & Detmold, followed by Rank Xerox from the 1960s, is another association with a local historical trend. Small-scale printers, publishers and stationers moved into the laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a highly externally intact former warehouse of the late nineteenth century, with a handsome and skilfully resolved rendered façade to Lonsdale Street, presenting as an imposing and prominent building in an understated Mannerist expression. The Lonsdale Street façade retains its original tripartite arrangement and bold expressive elements including giant-order pilasters with Corinthian order capitals, decorated arches above second floor windows, and an upper level attic storey crowned by a substantial cantilevered bracketed cornice. The four-storey brick west elevation, to Niagara Lane, is also imposing. It too is highly intact, retaining original fenestration, basalt sills, concrete buffers at ground floor level, and surviving crane beams and cat-heads over loading doors. The elevation is strongly composed, with the juxta positioning of rectangular and arched forms and openings, and a raised entablature and pediment at an intermediate point.

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	
Tree Controls	
Outbuildings and fences exemptions	
Victorian Heritage Register	
Prohibited uses may be permitted	
Incorporated plan	
Aboriginal heritage place	

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

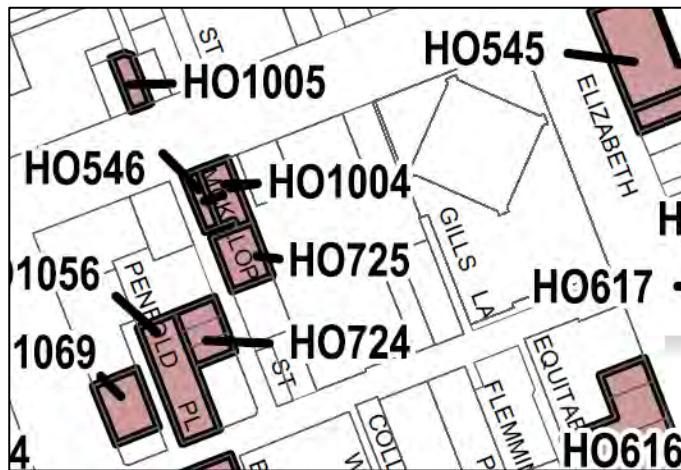
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- 1 The following history is based on that included in the property citation in G Butler, *Melbourne CAD Study*, 1985, augmented by additional research and investigation.
 - 2 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 3586, 3 September 1888, record no. 76340, accessed via <http://www.mileslewis.net/australian-architectural.html>, 25 May 2016.
 - 3 City of Melbourne rate books, Volume **: 1889, Bourke Ward, rate no. 1162, VPRS 5708/P9, Public Record Office Victoria; *Argus*, 11 October 1899, p.8.

Place Citation

- 4 G Butler, Melbourne CAD Study, 1985.
- 5 'Melbourne's streets and lanes: what's in a lane', Royal Historical Society of Victoria, accessed http://www.historyvictoria.org.au/wp-content/uploads/2012/10/Melbournes-Streets-and-Lanes_Discovery-Series-No-2.pdf, accessed 27 May 2016
- 6 *Age*, 10 February 1984, p. 35.
- 7 *Age*, 25 August 1900, p.10.
- 8 *Sands & McDougall*, 1904.
- 9 *Sands & McDougall*, 1924.
- 10 *Argus*, 11 March 1937, p.4.
- 11 The following description is substantially based on that included in the relevant property citation in G Butler, Melbourne CAD Study, 1985.
- 12 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, p. 64.
- 13 History of the Ashmolean, <http://www.ashmolean.org/about/historyandfuture/>, accessed 26 July 2016
- 14 Sum Kum Lee Building, <http://vhd.heritagecouncil.vic.gov.au/places/779>
- 15 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, pgs. 64-67.
- 16 Allan Willingham in Goad and Willis (eds), *Encyclopedia of Australian Architecture*, Melbourne, 2012, p. 720.
- 17 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, p. 66.
- 18 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, p. 66.

Place Citation

NAME	Central Bonding Warehouses	HERITAGE OVERLAY	HO724
ADDRESS	15, 17 & 19 McKillop Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1854/1860	PREVIOUS GRADING	A
BUILDER	Robert Huckson	ARCHITECT	J J Turner, 1854 F M White, 1860 alterations



Extract from Melbourne Heritage Overlay map, showing HO724

Intactness Good Fair Poor

Place Citation



Figure 1 Subject warehouses, with 19 McKillop Street at right



Figure 2 Subject warehouses, with 15 McKillop Street at left

Place Citation

History¹

Clement Hogkinson's survey for the proposed sewerage and water supply of Melbourne undertaken in 1853 showed the subject site on McKillop Street as fenced allotments. The following year, in December 1854, J P Bear lodged a notice of intention to build stores in McKillop Street. The architect for this work was J J Turner, and the builder, Robert Huckson of Wellington Street, Collingwood.² John Pinney Bear had arrived in Melbourne in 1841, aged 18, where his father commenced a stock and station agent's business called Bear & Son. Bear inherited the business following his father's death in 1851, before selling it in c. 1856 and retiring to England. He returned to Melbourne four years later and established the Melbourne Banking Corporation.³ He was also a Member of the Legislative Council in Victoria, a Director of the National Bank, and a successful vigneron.⁴ He died at his vineyard, now Chateau Tahbilk, in 1889.⁵

The row of stone buildings was known as 'The Central Bonding Warehouses', as per the c. 1860s image at Figure 3. They were of four storeys, or three plus a semi-basement. In 1860, alterations were made to the stores, with Robert Huckson again the builder. The architect for this work was F M White,⁶ who was active in Melbourne from the 1850s, and responsible for some important works including the Quadrangle at the University of Melbourne (1854-7).⁷ Rate books for the year 1861 describe each of the three warehouses on McKillop Street as stone houses with three flats and cellars, valued at £300 each.⁸ While the exact nature of the 1860 works has not been confirmed, it is possible that the top level was added at this time. Again, with reference to c. 1860s image, this appears to indicate a change in the stonework to the top level of the façade, and more clearly a change from stone to brick walling in the north elevation.

In 1861, two of the warehouses were occupied by Bear, while he leased the third to John McDonnell.⁹ J P Bear remained in McKillop Street until the early 1870s.¹⁰ By 1875, at least one of the warehouses, described as a stone building with four floors, appears to have been purchased by George Robertson, stationers, and leased to Walker, May & Co.¹¹



Figure 3 Subject warehouses in c. 1860s; note the name on the north elevation of 19 McKillop Street, 'The Central Bonding Warehouses'
Source: State Library of Victoria

Place Citation

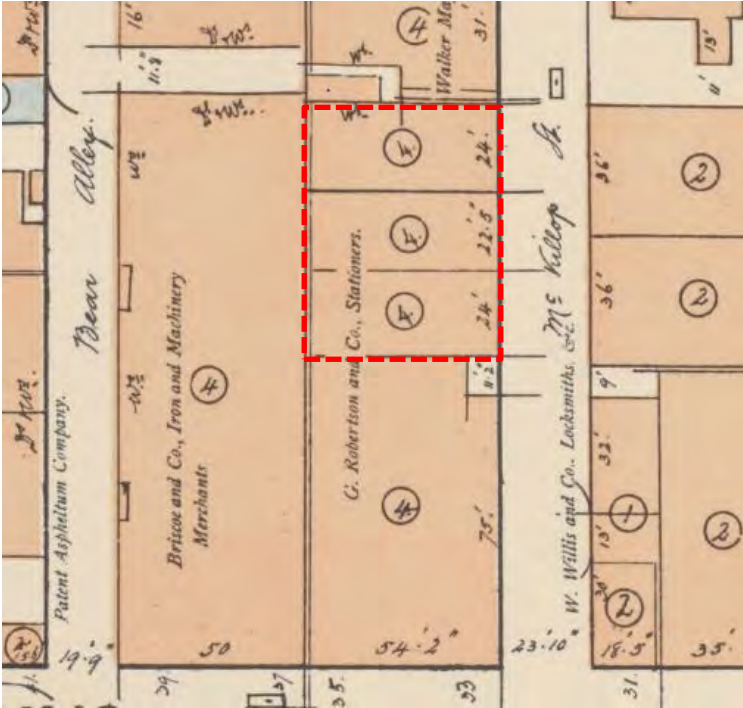


Figure 4 Detail of Mahlstedt fire insurance plan, Map 134, 1888, indicating the subject buildings (as four storeys)
Source: State Library of Victoria

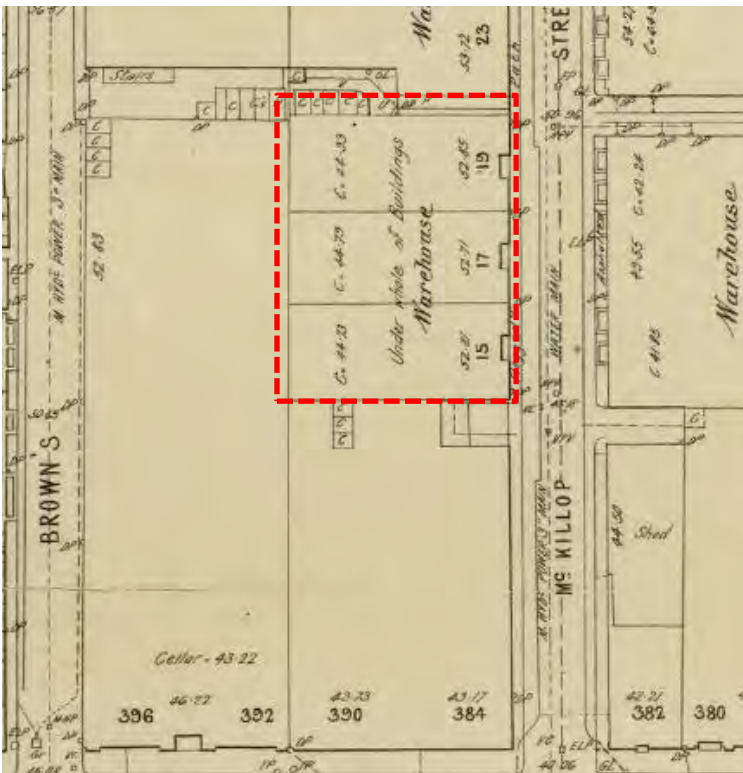


Figure 5 Detail of MMBW plan no. 1011, 1894
Source: State Library of Victoria

Place Citation

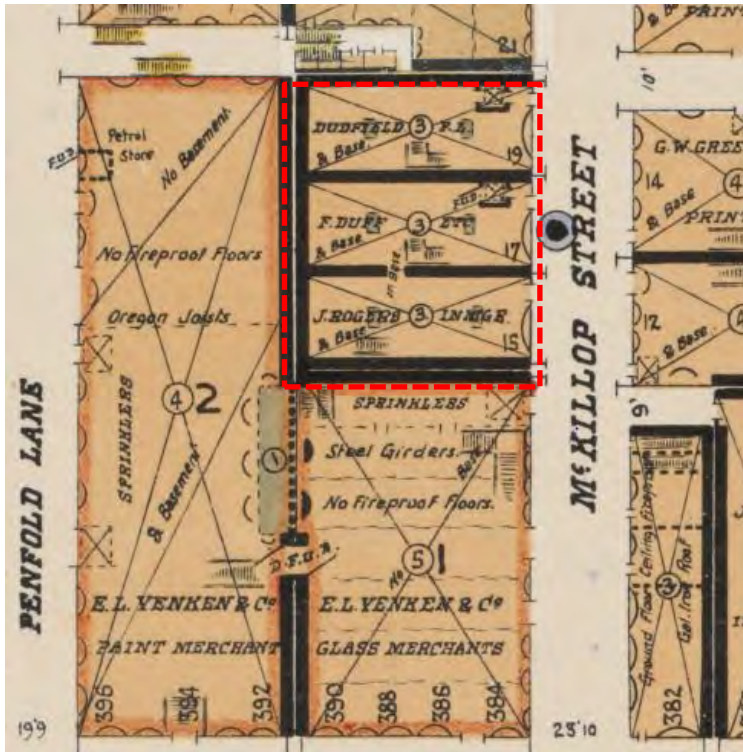


Figure 6 Detail of Mahlstedt fire insurance plan, 1925, indicating the subject buildings (as three storeys)
Source: State Library of Victoria



Figure 7 Subject warehouses in McKillop Street, 1954
Source: State Library of Victoria

Place Citation

By 1900, the warehouses were occupied by the Imperial Printers Furnishing Company, and Alexander Paterson, commission merchants. Subsequent businesses included, at 15 McKillop Street: Rogers, Seller and Co, importers (1920s) and Higgins, exporters (1950s); at 17 McKillop Street: Duffs, indentors and manufacturing agents (1920s), West End Furnishers, furniture retailers (1950s) and Clarke Sutherland, electrical goods wholesalers (1950s); and at 19 McKillop Street: Dudfields, merchants (1920s), Ward, Lock & Co, publishers (1950s) and Partridge, softgoods wholesalers (1950s).¹²

Further changes occurred to the buildings, in the early to mid-twentieth century, and again more recently. As indicated in the 1860s image at Figure 3, the façades of the warehouses had large central openings, with landing doors, for loading; and crane beams above. Interestingly, in this image, the top landing doors are open, indicating activity in the buildings at the time the photograph was taken. The large central openings are flanked, in a symmetrical arrangement, by windows of more narrow proportions.

In the 1954 image at Figure 7, the most obvious changes to the 1860s form of the building, are the infilling of the large central openings, involving removal of the landing doors, introduction of glazing, window framing and sills, and the addition of stone courses to infill the bottom sections of the openings. The modified central window treatments vary across the warehouses. The flanking windows were also, to varying degrees, modified by 1954. At ground floor level, the façade had been given a makeover, with shopfront windows introduced, and large entries.

Currently, the upper levels of the building substantially reflect the form of the 1950s, while the ground floor facades have been modified again.

Description

The buildings at 15, 17 and 19 McKillop Street form a row of three 1850s/1860 warehouses. They are of stone construction, overpainted, with some brick walling; and of four storeys, or three storeys plus a semi-basement. Changes which have occurred since the 1860s are outlined above. The row of three present as simply detailed parapeted buildings constructed of basalt rubble, with string moulds delineating each level, and topped by a low pediment. The window openings decrease in size and scale with the increasing façade height, although as noted above, the windows have been modified from the original or early form. The ground floor facades vary in their form and treatment, but are all modern fabric, including large windows and folding glazed doors.

Comparative Analysis

There are a number of broadly comparable stone warehouse buildings in the central city, which date from the 1850s, and are typically included in the Victorian Heritage Register (VHR). They include the 1857 warehouse at 129-131 Flinders Lane, a three storey bluestone building built for Levy and Robertson. It has a heavily rusticated ground floor treatment, and a more austere stuccoed upper storey.¹³ The former York Butter Factory, at 62-66 King Street, comprises two three storey bluestone warehouses of the 1850s, which were adapted in the early twentieth century to butter factory use. One section was built in 1852 by the owners of the land, Allison & Knight, which makes it one of the oldest surviving warehouse buildings in Melbourne.¹⁴ The former F Blight & Co warehouses at 234-244 King Street and 579-585 Lonsdale Street, with a facade to King Street, is a prominent group of three-storey stone buildings which date from 1858. They were designed by renowned architect Leonard Terry, in a restrained Renaissance Revival style.¹⁵

The examples cited above are generally more intact than the subject warehouses, and also more architecturally distinguished, and these differences elevate the significance of the buildings, as reflected in their inclusion in the VHR. The subject building, in this context, is generally more modified externally, however it is comparable in terms of its age. It is also, as with the other buildings, among a relatively small number of stone 1850s warehouses which survive in the city, are demonstrably early buildings within the central city context, and important signifiers of early construction and mercantile activity.

*Place Citation***Assessment again criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The buildings at 15, 17 and 19 McKillop Street are a row of three 1850s/1860 warehouses. They are of stone construction, overpainted, with some brick walling; and of four storeys, or three storeys plus a semi-basement. The row present as simply detailed parapeted buildings constructed of basalt rubble, with string moulds delineating each level, and topped by a low pediment. Window openings decrease in size with the increasing façade height, although the windows have been modified from the original or early form. The ground floor facades vary in their form and treatment, but are all modern fabric, including large windows and folding glazed doors.

How is it Significant

The buildings at 15, 17 and 19 McKillop Street are of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The buildings at 15, 17 and 19 McKillop Street, constructed in 1854 for John Pinney Bear, and extended in 1860, are of local historical significance. They are among a relatively small number of 1850s stone warehouses which survive in the city, are demonstrably early buildings within the central city context, and important signifiers of early construction and mercantile activity. The association with Bear is also of note. He was a Member of the Legislative Council in Victoria, established the Melbourne Banking Corporation, was a Director of the National Bank, and also a successful vigneron with an association with the historic winery, Chateau Tahbilk. (Criterion A)

Place Citation

The buildings are also of local aesthetic/architectural significance. Despite modifications, the former warehouses retain their overall early appearance and form, including their simply detailed parapeted basalt rubble facades, with string moulds delineating each level, and topped by a low pediment. Their presentation is enhanced by their primitive rubble construction. They are also robust building forms to McKillop Street, and enrich the heritage character of the street. (Criterion E)

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	
Tree Controls	
Outbuildings and fences exemptions	
Victorian Heritage Register	
Prohibited uses may be permitted	
Incorporated plan	
Aboriginal heritage place	

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

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- 1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.
 - 2 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 2100, 22 December 1854, record no. 72960
 - 3 'John Pinney Bear', accessed via <http://www.parliament.vic.gov.au/re-member/details/207-bear-john-pinney>, 26 May 2016.
 - 4 'John Pinney Bear', accessed via <http://www.parliament.vic.gov.au/re-member/details/207-bear-john-pinney>, 26 May 2016.
 - 5 Will of John Pinney Bear, VPRS 28/PO Unit 509, Public Record Office Victoria.
 - 6 Miles Lewis Australian Architectural Index, notice of intention for alterations, MCC registration no. 346, 12 June 1860, record no. 72961
 - 7 Encyclopedia of Australian Architecture, P Goad and J Willis (eds), 2012, p. 762.
 - 8 City of Melbourne rate books, Volume 1: 1861, Lonsdale Ward, rate nos. 42-44, VPRS 5708/P9, Public Record Office Victoria.
 - 9 City of Melbourne rate books, Volume 1: 1861, Lonsdale Ward, rate nos. 42-44, VPRS 5708/P9, Public Record Office Victoria.
 - 10 *Sands and McDougall* directory, 1870.
 - 11 City of Melbourne rate books, Volume 14: 1875, Lonsdale Ward, rate no. 363, VPRS 5708/P9, Public Record Office Victoria.

Place Citation

- 12 *Sands and McDougall* directory, 1904, 1924, 1950.
- 13 See VHR citation for H0428 at <http://vhd.heritagecouncil.vic.gov.au/places/749>;
- 14 See VHR citation for H0396 at <http://vhd.heritagecouncil.vic.gov.au/places/762>.
- 15 See VHR citation for H0066 at <http://vhd.heritagecouncil.vic.gov.au/places/763>.

Place Citation

NAME	Warehouse	HERITAGE OVERLAY	HO725
ADDRESS	18-22 McKillop Street, Melbourne (also 20-22 McKillop Street)	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1888-9	PREVIOUS GRADING	B
BUILDER	Martin & Peacock	ARCHITECT	Thomas Watts & Sons

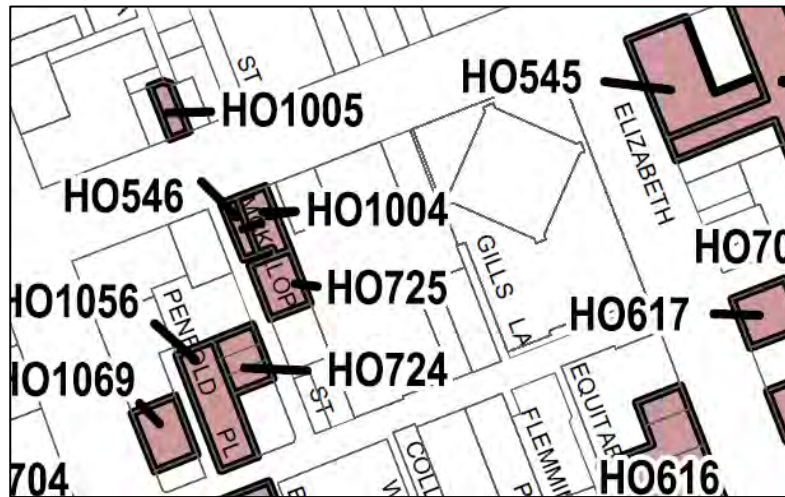


Figure 1 Extract from Melbourne Heritage Overlay map, showing HO725

Intactness Good Fair Poor

Place Citation



Figure 2 Subject building

History¹

The brick and rendered warehouse pair at 18-22 McKillop Street were constructed in 1888-9 for merchant firm, Alston & Payne, replacing wood and iron stables that previously occupied the site. The pair was designed by architectural firm, Thomas Watts & Sons, and constructed by builders, Martin & Peacock.² The 1890 rate book described them as brick stores with four floors, each valued at a NAV of £300.³ Apparently built as a speculative venture, the stores' early occupants included the Oriel Printing Company (managed by Joseph Colthurst) and Marcus Ward & Company, wholesale stationers.

Thomas Alston (of Braemar, St Kilda) and SV Payne were general importers, silk mercers, drapers, hosiers, gloves, outfitters, tailors and furniture and carpet warehousemen. The company's main warehouse was located in Collins Street West, but they also had subsidiary stores in Little Collins Street West, and a branch at 27 Wallbrook Street in London.

Letterpress and offset printers, Arbuckle & Waddell, later Arbuckle, Waddell and Fauckner, occupied the building from the early 1900s into the 1970s.⁴ The firm was founded in 1890 by James Arbuckle, who arrived in Melbourne from Glasgow in 1887.⁵

The laneway warehouses in this area of the central city were increasingly popular with small-scale printers, publishers and stationers from the late nineteenth century, as well as associated businesses including stereotypers, linographers and bookbinders. Printers were located in both Niagara and Warburton lanes.⁶ This pattern continued through the first half of the twentieth century, with businesses associated with printing and publishing established in Goldie Place and Wright (Hardware), Niagara, Rankins and Warburton lanes, as well as McKillop Street as per the subject property.⁷

Place Citation



Figure 3 Detail of Mahlstedt fire insurance plan, Map 14, 1888 showing the structures on the site prior to the construction of the brick warehouse pair
Source: State Library of Victoria

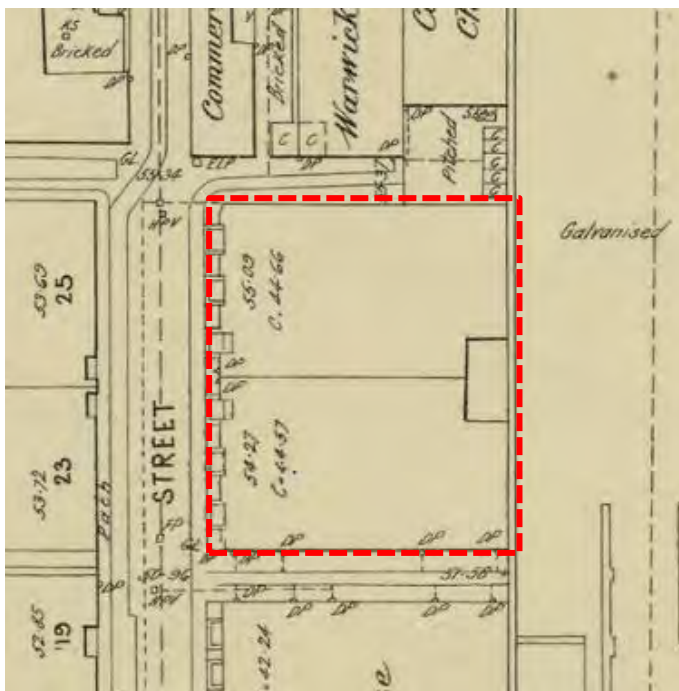


Figure 4 Detail of MMBW plan no. 1011, 1894 showing the two brick warehouses at 20 and 22 McKillop Street
Source: State Library of Victoria

Place Citation



Figure 5 Detail of Mahlstedt fire insurance plan, Map 14, 1910 showing the two four storey warehouses
Source: State Library of Victoria

Description⁸

The subject building (pair of warehouses) was constructed in 1888-9, over four floors with a semi-basement level. It has a symmetrical rendered masonry façade to McKillop Street, and face brick side elevations. The external expression of the building takes the broad form of an Italian palazzo with a base surmounted by a straightforward façade, capped by a cornice or attic storey. Its expression avoids complex academic references, instead employing simple segmental-arched headed windows at ground floor and second floors, and arch-headed windows at first and third floors. On this occasion, the typical heavy base is largely absent, taking the form of a simple rendered plinth around basement windows. A cornice level is created by two shallow upper levels sandwiched between a string course below and cornice above. The result is typical of late nineteenth century warehouse design, with its inherent economics and consequent plainness. Façade openings are the main foci for the rendered ornament, in the form of architraves, keystones and impost moulds. Some refinement is shown in the modelling of the façade, with elements set back at the central entry and at the ends of the façade. Similarly windows are deeply set, with blank spandrels beneath, to enhance the effect of the moulding. The cornice above the upper levels is discreet although the second floor level string mould is unusually heavy.

The building has been overpainted but its façade is otherwise largely unchanged. The two building components can be read via a narrow centrally located vertical recess to the façade. Window openings at ground floor level have been altered although the elevated arrangement, to facilitate the loading of carts, remains legible. An upper level addition has no substantial impact on the character or significance of the building.

Comparative Analysis

The Italianate approach to architectural expression is thought to have arisen when the models and architectural vocabulary of sixteenth-century Italian Renaissance architecture, were synthesised with picturesque aesthetics found in the paintings of Nicholas Poussain and Claude Lorrain. From the early

Place Citation

nineteenth century English architects had conceived buildings that would evoke a broadly Italian ambience. The approach received immense attention and popularity following the construction of Queen Victoria and Prince Albert's Osborne House on the Isle of Wight (1845-51) in an Italianate manner. Locally, Osborne House would provide the inspiration for William Wardell's Government House (1870-6) although the style had become well-established in Melbourne over previous two decades.⁹ Noted architect, Joseph Reed had arrived in Melbourne in July 1853¹⁰, at a time when Osborne House had captured the imagination of architects in his native Britain. He immediately began producing works in an Italianate manner including dwellings in George Street, East Melbourne (1857) and the Royal Society of Victoria buildings (1858, Figure 6). The architect of the subject building, Thomas Watts, also arrived in Melbourne in 1853. His early works include Wangaratta homestead 'Bontharambo' (1857-59) executed in an Italianate manner. 'Bontharambo' is possibly the first example to display a parapeted balustraded tower and segmental arches that would come to define the residential strand of the Italianate mode in Victoria.¹¹

The Italianate style was never an academic idiom and was quickly identified as an undemanding approach to the ornamentation of otherwise generally undistinguished buildings. The style became ubiquitous during the 1880s with building types from the most modest cottages and shops to substantial warehouses and the grandest institutional buildings adopting a mantle of Renaissance Revival detailing.

When the subject warehouse pair were constructed in 1888-9, the Italianate mode was well understood and had become the preferred mode for developers, speculators and builders. Commercial buildings typically took the form of simple masonry boxes with a largely standardised applique of classical detail. The tower that had distinguished early and residential examples was removed to provide a more utilitarian outcome. While not directly comparable to the more distinguished works of Joseph Reed or Thomas Watts, the subject building shares a scale, use and architectural sensibility with valued local examples such as Brice & Co Pty Ltd warehouse (292 Little Collins Street, 1887, Figure 6)¹² and McCracken City Brewery Malt store (538-542 Little Collins Street, 1878-9).¹³ The Italianate mode could also be adapted for a range of uses and was employed with equal success at Clarke's shops and dwelling (203 Queen Street, 1869) and the Union (later Tattersall's) Hotel (284-294 Russell Street, 1872).¹⁴



Figure 6 Royal Society of Victoria buildings, Joseph Reed, Architect, 1858 (left); The new warehouse of Brice & Co, 1887 (right)

Source: State Library of Victoria

*Place Citation***Assessment against criteria**

The following lists the assessment criteria recommended by the VPP Practice Note 'Applying the Heritage Overlay', July 2015.

The bolded criteria are those which apply. These are also referred to in the statement of significance which follows.

Criterion A - Importance to the course, or pattern, of the City of Melbourne's cultural or natural history (historical significance).

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melbourne's cultural or natural history (rarity).

Criterion C - Potential to yield information that will contribute to an understanding of the City of Melbourne's cultural or natural history (research potential).

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Melbourne (associative significance).

Statement of Significance*What is Significant*

The subject building (pair of warehouses) at 18-22 McKillop Street was constructed in 1888-9, over four floors with a semi-basement level. It has a rendered masonry façade to McKillop Street, and face brick side elevations. The building takes the broad form of an Italian palazzo with a base surmounted by a straightforward façade, capped by a cornice or attic storey. Fenestration across the four levels is deep-set and comprises alternating simple segmental-arched heads and arch-headed windows, with key stone mouldings. The base takes the form of a simple rendered plinth around basement windows. The two building components can be read via a narrow centrally located vertical recess to the façade. Window openings at ground floor level have been altered although the elevated arrangement, to facilitate the loading of carts, remains legible.

How is it Significant

The subject building (pair of warehouses) at 18-22 McKillop Street is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The subject building (pair of warehouses) at 18-22 McKillop Street is of local historical significance. The building was constructed in 1889 for merchant firm, Alston & Payne, to a design by Thomas Watts & Sons. It is part of an important collection of late nineteenth century warehouse and mercantile buildings in this area of the central city. In replacing the earlier wood and iron stables that previously occupied the site, the subject building is demonstrative of the localised late nineteenth century growth in warehousing activity. Early

Place Citation

occupants such as the Oriel Printing Company and Marcus Ward wholesale stationers, followed by letterpress and offset printers, Arbuckle, Waddell and Fauckner, who occupied the building from the early 1900s into the 1970s, is another important association with a local historical trend. Small-scale printers, publishers and stationers moved into the central city laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a substantially externally intact and competently executed example of a late 1880s warehouse in the Italianate style. While conservative in design, it has subtle refinements in its understated ornamentation. When the building was constructed, the Italianate mode was well understood and had become the preferred mode for developers, speculators and builders. Commercial buildings such as this typically took the form of simple masonry boxes with a largely standardised applique of classical detail, which in the subject building is evidenced in the alternating simple segmental-arched headed and arch-headed windows; cornice level and attic storey; architraves, keystones and impost moulds; and deep-set fenestration. The typical warehouse function can also be read in the elevated arrangement of openings at ground floor level, which facilitated the loading of carts. (Criterion E)

Recommendation

External Paint Controls	Yes
Internal Alteration Controls	
Tree Controls	
Outbuildings and fences exemptions	
Victorian Heritage Register	
Prohibited uses may be permitted	
Incorporated plan	
Aboriginal heritage place	

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

Graeme Butler & Associates, *Melbourne Central Activity District (CAD) Conservation Study*, prepared for the City of Melbourne, 1985.

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- 1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.
 - 2 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 3715, 13 December 1888, record no. 72963, accessed via <http://www.mileslewis.net/australian-architectural.html>, 26 May 2016.
 - 3 City of Melbourne rate books, Volume 29: 1890, Lonsdale Ward, rate nos. 428 & 429, VPRS 5708/P9, Public Record Office Victoria.
 - 4 *Sands and McDougall* directory, various.
 - 5 *Age*, 17 March 1937, p.12.
 - 6 *Sands & McDougall*, 1904.
 - 7 *Sands & McDougall*, 1924.

Place Citation

- 8 The following description is substantially based on that included in the relevant property citations in G Butler, Melbourne CAD Study, 1985.
- 9 Phillip Goad and Julie Willis, *Encyclopedia of Australian Architecture*, 2012, p 356
- 10 David Saunders, Joseph Reed (1823-90), in *Australian Dictionary of Biography*, <http://adb.anu.edu.au/biography/reed-joseph-4459>
- 11 'H0359 – Bontharambo Homestead', Victorian Heritage Register citation, accessed via <http://vhd.heritagecouncil.vic.gov.au/places/1181>, 17 November 2015
- 12 Central City (Hoddle Grid) Heritage Review 2011, pg. 431, <https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-3.pdf>
- 13 Central City (Hoddle Grid) Heritage Review 2011, pg. 438, <https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-3.pdf>
- 14 Central City (Hoddle Grid) Heritage Review 2011, pg. 550, <https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-3.pdf>

From: [Peter Barrett](#)
To: [Suellen Hunter](#)
Subject: MLC Building
Date: Monday, 29 November 2021 2:08 PM

Hi Suellen,

Thanks for taking my call earlier.

Below in italics is the additional information I have on the MLC Building weather beacon.

As discussed, there is no discussion in the Panel's finding as to whether they considered the importance of the weather beacon.

I have attached also to the email photographs of the weather beacon discussed in the text.

The weather beacon was built in 1958 on the earlier MLC Building on the site. By the time the earlier building was demolished in 1969 to build the existing MLC Building, the weather beacon had become a recognisable and useful element on Melbourne's skyline, and it was decided to salvage the weather beacon and to fit it to the top of the new MLC Building. The weather beacon used different flashing lights to advise the city of changes in Melbourne's inclement weather. MLC distributed cards to the public explaining what the different flashing lights meant, with the rhyme:

The M.L.C. Beacon shows the sign

Red for rain or white for fine;

Flashes long, a change impending,

Rain to come or rain soon ending;

Flashes short, prepare for gales,

Gather the washing, furl the sails.

Up above, when lights are rising,

warmer weather they're advising;

But when lights are running down,

Out with furs and woolly gown.

Yes, the Beacon's altogether

Tops for telling coming weather.

At Flinders Street Station, in the Elizabeth Street subway, there was also signage that explained the beacon. As we can see in the night photograph of the clock tower of Flinders Street Station, the MLC Weather Beacon is visible from the platforms of Flinders Street Station. This is one of a series of images of the building that was taken by Peter J Vincent around 1974-75, soon after its completion.

As an object that was known, used and valued for decades by the Melbourne public, the MLC Weather Beacon is of cultural importance to the City of Melbourne. It is, according to one source, one of two illuminated beacons built in Melbourne in 1958, that were operated by remote control from the weather bureau's office. The other, at the former CUB site at the top of Swanston Street, has gone. Still extant on the building, but decommissioned, the MLC Weather Beacon is an example of what was considered cutting edge technology at an earlier time, when information was conveyed less easily in an era where there was no smartphone.

Please let me know if I can be of any further assistance with this matter.

Kind regards

Peter

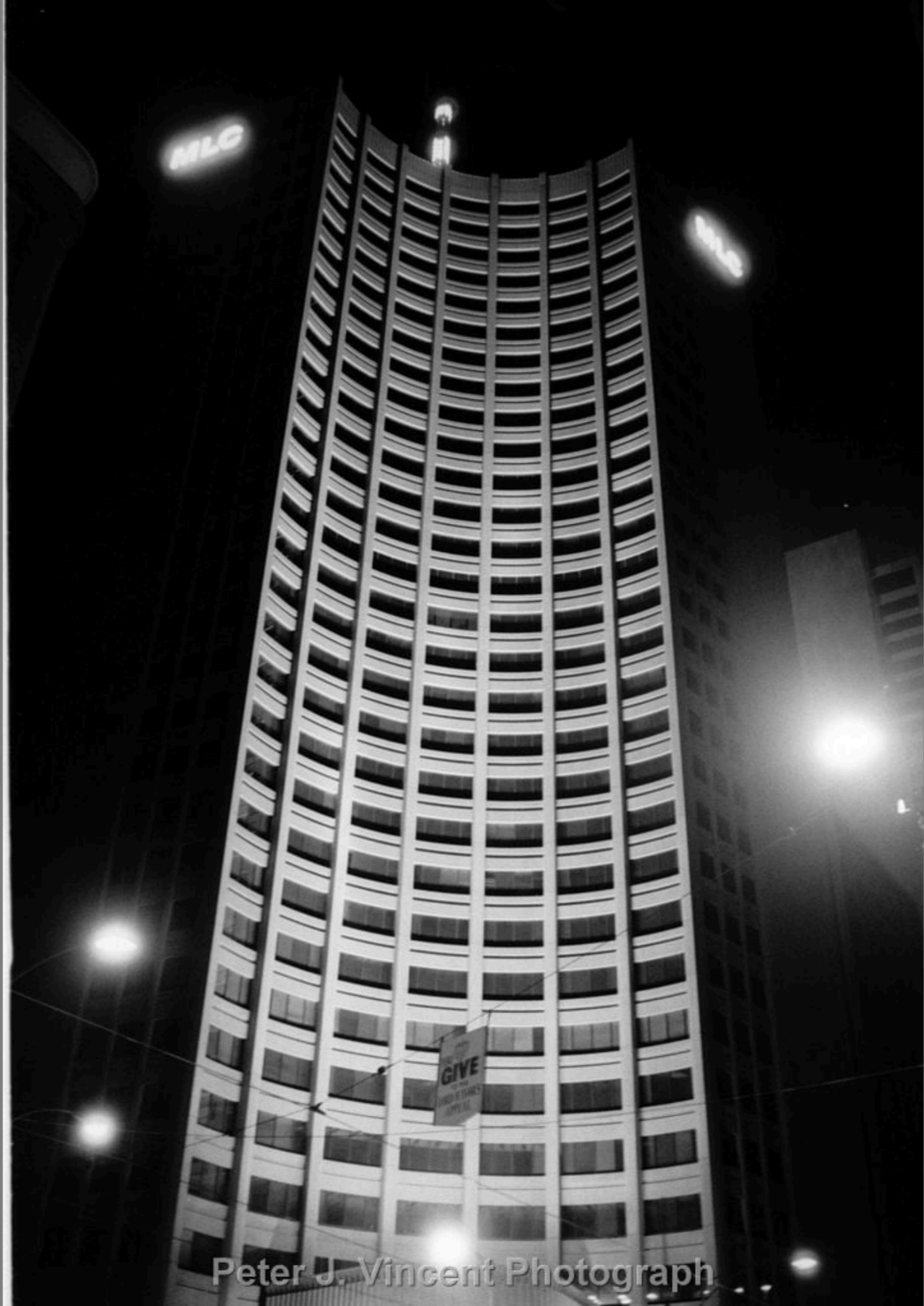
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Peter J. Vincent Photograph



Peter J. Vincent Photograph



HER BEACON

FROM THE WEATHER BUREAU

WEATHER FORECAST

WHITE

STEADY
1 SECOND FLASHES
2 SECOND FLASHES

RED

STEADY
2 SECOND FLASHES
1 SECOND FLASHES

THE W-L-C



SV 2



Peter J. Vincent Photograph