

Former Rosenthal & Co premises (HO1211) 362-364 Little Collins Street, MELBOURNE

Grading: Significant

Place type: Commercial building

Date(s): 1868, 1872, 1882, 1923

Survey Date: April 2016

Intactness: Good



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 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)

359 Little Lonsdale Street (Victorian factory/warehouse at rear only) (HO1204)

Grading: Significant

Date(s): c1889

Survey Date: April 2016



Statement of Significance

What is Significant?

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. 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.

The cottages remained at the rear of the hotel until 1888, when they were demolished and replaced by a 'brick store [of] 3 floors.' 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.

The warehouse and hotel to Little Lonsdale Street are shown on the MMBW detail plan of 1894. 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. The former hotel was sold as part of an executor's realising auction in 1919. 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 occupied by motorcycle accessories retailers Bradshaw, Mitchell Pty Ltd.

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.

Former F Lowe & Co store (HO1212) 369-371 Lonsdale Street (rear), MELBOURNE

Grading: Significant

Place type: Warehouse/stores

Date(s): 1888

Survey Date: April 2016

Intactness: Fair



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 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. (Criterion E)

Former Edward Keep & Co warehouse (HO716)

377-381 Lonsdale Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1888-1889, substantially rebuilt 1899

Survey Date: April 2016

Intactness: Good



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 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.

**Central Bonding Warehouses (H0724)
15, 17 & 19 McKillop Street, MELBOURNE**

Grading: Significant

Place type: Warehouse

Date(s): 1854/1860

Survey Date: April 2016

Intactness: Fair



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) 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)

Warehouse (HO725)

18-22 McKillop Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1888-9

Survey Date: April 2016

Intactness: Good



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 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)

Scottish Amicable Building (HO1213)

128-146 Queen Street, MELBOURNE

Grading: Significant

Place type: Offices

Date(s): 1964-65

Survey Date: April 2016

Intactness: Good



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 collonade 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 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.

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 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)

17 Somerset Place, MELBOURNE (HO1204)

Grading: Significant

Date(s): c. 1907-8

Survey Date: April 2016



Statement of Significance

What is Significant?

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. The building replaced a single-storey brick foundry, which had occupied the site from as early as 1888. 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. In 1907 the site was owned by Joseph Kennedy, and described as a brick workshop, valued at a NAV of £24. 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.

The following year, although it was still described as a brick workshop, the value of the property had increased to a NAV of £116. The new building can be seen on the Mahlstedt fire insurance plan of 1910. 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.

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.

Bucks Head Hotel stables (HO1205)

15 Sutherland Street, MELBOURNE

Grading: Significant

Date(s): c. 1853

Survey Date: April 2016



Statement of Significance

What is Significant?

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'. 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'. 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. 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. The Bibbs plan of 1857) 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, 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.' 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.' 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.' 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. The 1901 *Sands & McDougall directory* listing for Sutherland Street identifies William Gunn as occupying livery stables. 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. The hotel lost its license in 1913, during the period of the Licences Reduction Board (1900s-1910s). 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 article *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 ...

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



Melbourne Planning Scheme

Incorporated Document

Guildford and Hardware Laneways Heritage Study 2017:
Heritage Inventory, November 2018 (Amended ~~April~~ **July**
2020 **March 2022**)

**This document is an incorporated document in the Melbourne Planning Scheme pursuant to
Section 6(2)(j) of the Planning and Environment Act 1987**

INTRODUCTION

All buildings contained in the Heritage Overlay of the Melbourne Planning Scheme are graded as 'significant', 'contributory' or 'non-contributory' (represented by a '-') within this document. This document also indicates whether they are located in a significant streetscape.

The property listings apply to various sites within the area bounded by La Trobe Street, Elizabeth Street, Little Collins Street and Queen Street Melbourne.

Within this area individual properties are listed alphabetically by street name and numerically with odd street numbers appearing first followed by even numbers.

In addition to this document, further information regarding each of these heritage buildings is recorded in the *Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018* (Amended ~~April~~ ~~July 2020~~ ~~April 2022~~) which is incorporated into the Melbourne Planning Scheme.

The performance standards applied by Council when considering relevant permit applications are dependent on the particular building grading and whether it is in a significant streetscape. These performance standards are set out in the "Heritage Places within the Capital City Zone" local policy at Clause 22.04 of the Melbourne Planning Scheme.

BUILDING GRADINGS

Street	Number	Building Grading	Significant Streetscape
Bourke Street	421	Significant	-
Bourke Street	388-390	Significant	-
Bourke Street	408	Contributory	-
Bourke Street	414-416	Significant	-
Elizabeth Street	195	Significant	-
Elizabeth Street	197-199	Contributory	-
Elizabeth Street	201-207	Contributory	-
Elizabeth Street	209-213	Contributory	-
Elizabeth Street	215	Significant	-
Elizabeth Street	217	Significant	-
Elizabeth Street	245-247	Contributory	-
Elizabeth Street	249-251	Significant	-
Elizabeth Street	253	Significant	-
Elizabeth Street	255	Significant	-
Elizabeth Street	257	Significant	-
Elizabeth Street	259	Significant	-
Elizabeth Street	261	Significant	-
Elizabeth Street	263	Contributory	-
Elizabeth Street	265-269	Significant	-
Elizabeth Street	273-281	Significant	-
Elizabeth Street	283-285	Contributory	-
Elizabeth Street	287-289	Significant	-
Elizabeth Street	291-293	Contributory	-
Elizabeth Street	295-297	Contributory	-
Elizabeth Street	299	Significant	-
Elizabeth Street	301	Contributory	-
Elizabeth Street	303-305	Significant	-
Elizabeth Street	307-311	Significant	-
Elizabeth Street	315-321	-	-
Elizabeth Street	323	Contributory	-
Elizabeth Street	325-327	Contributory	-
Elizabeth Street	329-335	Contributory	-
Elizabeth Street	337-339	-	-

Elizabeth Street	341-345	Contributory Significant	-
Elizabeth Street	347	Contributory	-
Elizabeth Street	349	Contributory	-
Elizabeth Street	351-357	Significant	-
Goldie Place	4-8	Significant	-
Goldie Place	10-12	Contributory	-
Goldie Place	14-20	Contributory	-
Guildford Lane	5-13	Contributory	-
Guildford Lane	15-21	Contributory	-
Guildford Lane	23-25	-	-
Guildford Lane	27	-	-
Guildford Lane	29	Contributory	-
Guildford Lane	31	Contributory	-
Guildford Lane	33-35	Contributory	-
Guildford Lane	8-10	-	-
Guildford Lane	12-14	Contributory	-
Guildford Lane	16-18	Contributory	-
Guildford Lane	20-24	Contributory	-
Guildford Lane	26-28	Contributory	-
Guildford Lane	30	Contributory	-
Guildford Lane	32-34	Significant	-
Hardware Lane	13-15	Contributory	-
Hardware Lane	17-19	Significant	-
Hardware Lane	21-25	Contributory	-
Hardware Lane	27-31	Contributory	-
Hardware Lane	51-53	-	-
Hardware Lane	55-57	Significant	-
Hardware Lane	59-61	Contributory	-
Hardware Lane	63-77	Significant	-
Hardware Lane	54-58	Contributory	-
Hardware Lane	60-66	Significant	-
Hardware Lane	68-78	-	-
Hardware Street	106-112	Significant	-
Hardware Street	115-123	Contributory	-
La Trobe Street	337-339	Significant	-
Little Bourke Street	349-351	Contributory	-



Little Bourke Street	353-359	Contributory	-
Little Bourke Street	361-363	Significant	-
Little Bourke Street	365-367	Significant	-
Little Bourke Street	369-371	Contributory	-
Little Bourke Street	377-379	Contributory	-
Little Bourke Street	383-385	-	-
Little Bourke Street	387	Significant	-
Little Bourke Street	393-397	Contributory	-
Little Bourke Street	401-405	Significant	-
Little Bourke Street	362-364	Significant	-
Little Bourke Street	370	Contributory	-
Little Bourke Street	372-378	-	-
Little Bourke Street	380-384	Contributory	-
Little Bourke Street	386-392	Significant	-
Little Bourke Street	394-400	Contributory	-
Little Collins Street	358-360	Significant	-
Little Collins Street	362-364	Significant	-
Little Lonsdale Street	359	Significant	-
Little Lonsdale Street	361-365	Significant	-
Little Lonsdale Street	391	Contributory	-
Little Lonsdale Street	395-397	Contributory	-
Little Lonsdale Street	274-278	Contributory	-
Lonsdale Street	369-371	Significant	-
Lonsdale Street	377-381	Significant	-
Lonsdale Street	383-387	Contributory	-
Lonsdale Street	389-395	Contributory	-
Lonsdale Street	352-362	Significant	-
McKillop Street	15-19	Significant	-
McKillop Street	18-22	Significant	-
McLean Alley	24-26	-	-
McLean Alley	28	-	-
Niagara Lane	15-17	Contributory	-
Niagara Lane	19-21	Contributory	-
Niagara Lane	23-31	Significant	-
Queen Street	128-146	Significant	-
Rankins Lane	1-3	Contributory	-

Rankins Lane	5-7	Contributory	-
Rankins Lane	9-15	Contributory	-
Rankins Lane	2-6	Contributory Significant	-
Rankins Lane	8-14	Contributory Significant	-
Somerset Place	13	Contributory	-
Somerset Place	17	Significant	-
Somerset Place	19	Contributory	-
Somerset Place	21-27	Contributory	-
Somerset Place	29-31	Contributory	-
Sutherland Street	15-21	Significant	-
Sutherland Street	25-31	Contributory	-
Warburton Lane	15-19	Contributory	-

MELBOURNE PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C387melb



LEGEND

-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area



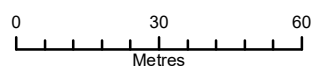
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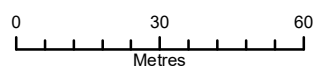


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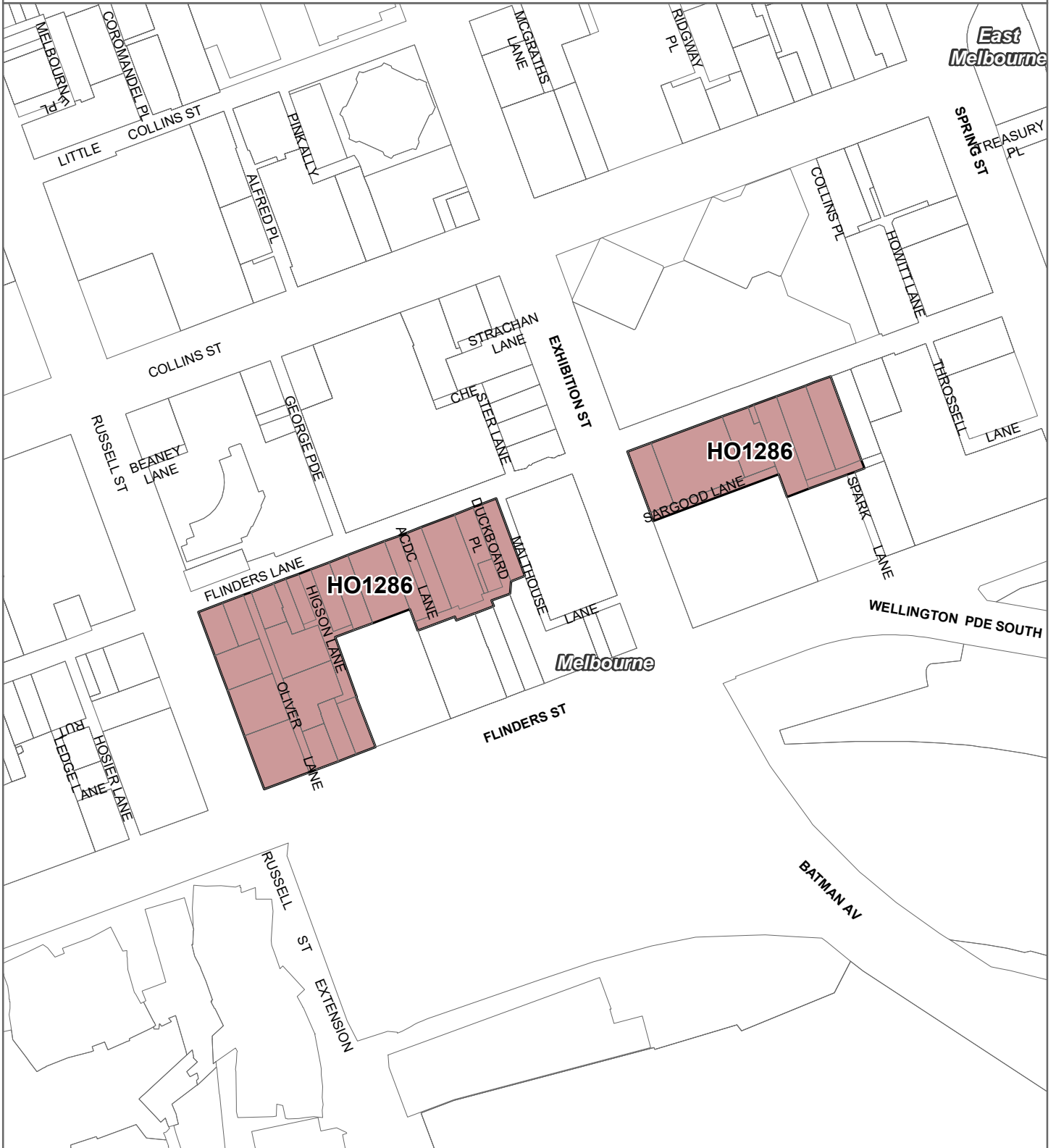
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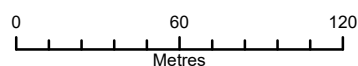


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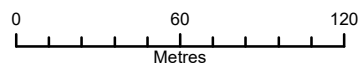
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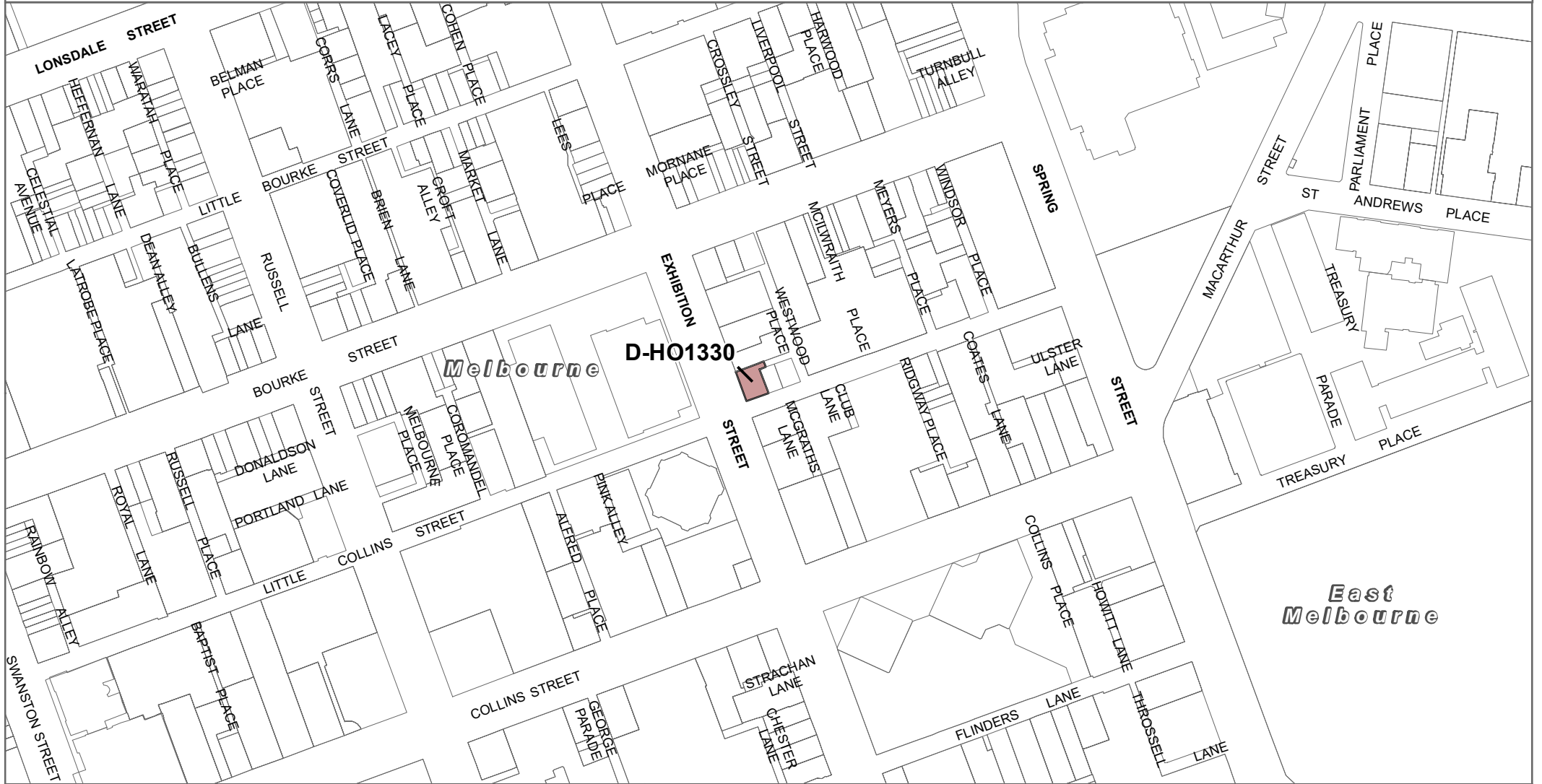
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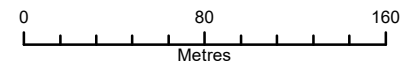
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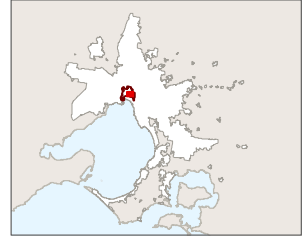
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 Local Government Area

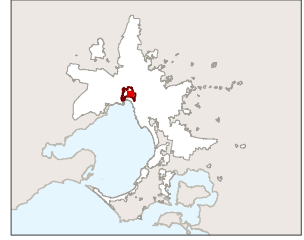
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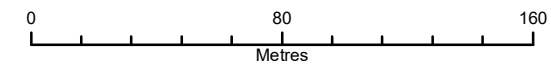


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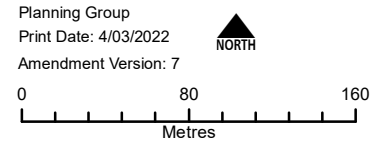


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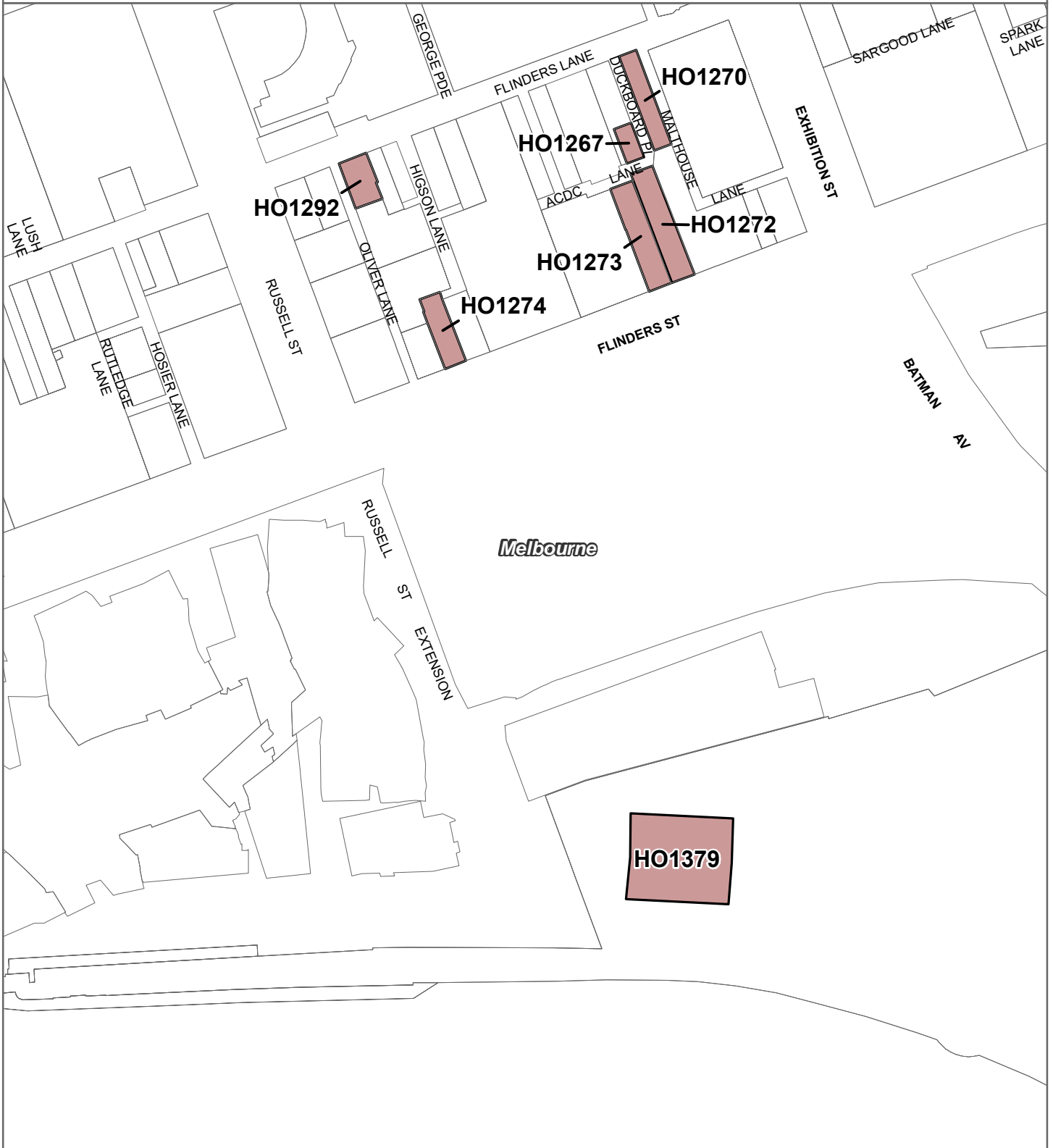


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AMENDMENT C387melb

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LEGEND

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-  Local Government Area



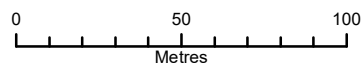
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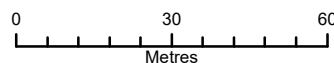
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HODDLE GRID HERITAGE REVIEW

Volume 1: Built & Urban
Heritage – Methodology

July 2020,
[updated March 2022](#)



Prepared for
City of Melbourne



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[GML Heritage Victoria Pty Ltd, [formerly](#) trading as Context. ABN 31 620 754 761]

Project Team:

Context

On Country Heritage and Consulting

Ochre Imprints

Spatial Vision

Report Register

This report register documents the development and issue of the report entitled *Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology* undertaken by Context in accordance with our internal quality management system. (Issue 5 was also undertaken in consultation with GJM Heritage.)

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2255	1	Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology - Draft	26.6.2018	City of Melbourne
2255	2	Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology	29.6.2018	City of Melbourne
2255	3	Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology	6.7.2018	City of Melbourne
2255	4	Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology	19.7.2018	City of Melbourne
2340	5	Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology	3.7.2020	City of Melbourne
2340	6	Revised Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology	23.3.2022	City of Melbourne

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ADDENDUM TO THE HODDLE GRID HERITAGE REVIEW

JULY 2020 (UPDATED MARCH 2022)

Date prepared: 23 March 2022

This addendum documents the changes incorporated to the Hoddle Grid Heritage Review, 2020 (the Review), in response to the *Melbourne Planning Scheme Amendment C387melb Hoddle Grid Heritage Review: Panel Report*, November 2021. The Review was undertaken by Context in 2017-20. The following three volumes of the Review were updated in response to the panel's recommendations:

- Volume 1: Built & Urban Heritage – Methodology
- Volume 2a: Precincts, pre-1945 places, revisions to existing individual Heritage Overlay
- Volume 2b: Postwar Thematic Environmental History and postwar places

These volumes were prepared in consultation with peer reviewer GJM Heritage. Amendment C387melb was prepared by the City of Melbourne to implement the recommendations in the Review in relation to the built and urban heritage within the Hoddle Grid. Amendment C387melb was placed on exhibition from 5 November to 17 December 2020 and 66 submissions were received. A panel hearing was held from 23 August to 20 September 2021 and the Panel delivered its report on 10 November 2021.

The Review reflects the expert and independent opinion of heritage consultants GML Heritage and GJM Heritage. It was undertaken in 2017-2020 and, other than the changes listed above, it reflects the planning context at that time.

The following changes were made to the Review in response to the panel's recommendations.

- All statements of significance were reviewed to ensure that they clearly identify the heritage building or place and the significant elements of the place. Images were added or replaced where clearer images showing identified significant elements were available.
- The statement of significance (and citation) was revised to include additional information or changes provided in submissions or changes identified by the Panel, for:
 - Shop, 173-175 Bourke Street, Melbourne: to amend references to the Hodern family and Stanford & Co. (recommendation 4a)
 - Former John Danks & Son, 393-403 Bourke Street, Melbourne: to amend the extent of the heritage overlay, address and remove 'largely intact' from Criterion D in acknowledgement of recent works. (recommendation 4b)
 - Shops and residences, 53-57 Lonsdale Street, Melbourne: to amend the date of construction, details of the use and details relating to representative significance under Criterion D. Date of construction has been amended throughout the citation. (recommendation 4c)
 - Royal Automobile Club of Victoria, 111-129 Queen Street, Melbourne: to provide additional details of recent works in the integrity statement and amend Criteria A, D and E for clarification. (recommendation 4d)
 - Former Gothic Chambers and warehouse, 418-420 Bourke Street and 3 Kirks Lane, Melbourne: to add an image of 3 Kirks Lane in the statement of significance. (recommendation 4e)
 - AMP Tower and St James Building Complex, 527-555 Bourke Street, Melbourne: to provide additional information of AMP headquarters in Criterion A. (recommendation 4f)
 - Former Thomas Warburton Pty Ltd, 365-367 Little Bourke Street, 384-386 Bourke Street, and 2-6 and 8-14 Rankins Lane, Melbourne: to provide additional images of the Rankins Lane and Warburton Lane building elevations. (recommendation 4g)

- [Former Craig, Williamson Pty Ltd complex, 57-67 Little Collins Street, Melbourne: to provide additional images of the McGrath Lane and Club Lane elevations. \(recommendation 4h\)](#)
- [Equitable House, 335-349 Little Collins Street, Melbourne: to provide an additional image of the building fronting Little Collins Street and identify Meldrum & Partners as the architect. Changes were applied throughout the citation. \(recommendation 4i\)](#)
- [Warehouse, 577-583 Little Collins Street, Melbourne to:](#)
 - [reduce the level of significance attributed to the City Flour Mills in Criterion A](#)
 - [under 'What is significant?' clarify that the building's original external form, materials and detailing extends to the 16-18 Francis Street elevations](#)
 - [under 'Why is it significant?' remove the word 'related' in the last sentence description of Criterion A, and replace the words 'Both building constructed in 1875' with the correct construction dates in the description of Criterion D](#)
 - [include images of the Francis Street elevations.](#)
 - [correct the built dates in the description of Criterion D. \(recommendation 4j\)](#)
- [Shops, 470-472 Little Lonsdale Street, Melbourne: to replace the words 'a fine example' with 'an example' for Criterion D. \(recommendation 4k\)](#)
- [Great Western Hotel, 204-208 King Street, Melbourne: to remove Criterion G and include historical information currently in Criterion G, within Criterion A. \(recommendation 4l\)](#)
- [Former Ajax House, 103-105 Queen Street, Melbourne: to include context and reference to the 40 metre height controls that determined the height of the building in 1956 in Criterion D and include an image of the Little Collins Street elevation. \(recommendation 4m\)](#)
- [Former Sleigh Buildings, 158-172 Queen Street, Melbourne: to include an image of the Tom Bass sculpture 'Transportation' and an alternate 'front on' image of 166-172 Queen Street, Melbourne. \(recommendation 4n\)](#)
- [Little Lonsdale Street Precinct to:](#)
 - [identify 106 and 134-140 Little Lonsdale Street and 11-21 and 23 Bennetts Lane as 'non-contributory'](#)
 - [under 'What is significant?' identify that the contributory fabric of 142-144 Little Lonsdale Street is limited to the street façades fronting Little Lonsdale Street](#)
 - [under 'Why is it significant?' for Criterion D, remove references to 134-140 and 11-21 and 23 Bennetts Lane and identify that 142-144 Little Lonsdale Street remaining façade elements are of the interwar period \(recommendation 4o\)](#)
- [Specific notes were added to the following places with buildings already demolished:](#)
 - [124-130 Russell Street, Melbourne](#)
 - [130-134 Little Collins Street, Melbourne](#)
- [Specific notes were added to places to which the Panel did not support the application of the Heritage Overlay. Notes were added to Appendices A1 and A7 in Volume 1, and relevant citations in Volumes 2a and 2b, for:](#)
 - [303-317 Collins Street, Melbourne](#)
 - [56-64 Collins Street, Melbourne](#)
 - [516-520 Collins Street, Melbourne](#)
 - [25 Elizabeth Street, Melbourne](#)
 - [114-120 Exhibition Street, Melbourne](#)
 - [490 Flinders Street, Melbourne](#)
 - [457-469 Little Collins Street, Melbourne](#)
 - [588-600 Little Collins Street, Melbourne](#)

[○ 178-188 William Street, Melbourne](#)

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LIST OF TECHNICAL VOLUMES

The Hoddle Grid Heritage Review is reported in a **Summary Report** and a series of technical volumes as follows:

Volume 1: Built & Urban Heritage – Methodology

Volume 1 explains the methodology used to select and assess the heritage values of precincts and individual places identified by the City of Melbourne and others as requiring assessment. This Volume also presents the steps undertaken to ensure that all likely heritage places have been identified and either assessed within the present project or recommended for future assessment.

Volume 2: Built and Urban Heritage – Assessed Places & Precincts

Volume 2 contains heritage assessments and recommendations for individual places and precincts. The material is in the form of citations suited to the recognition of a place on the Schedule to the Heritage Overlay in the Melbourne Planning Scheme. Volume 2 is divided into two volumes:

- Volume 2a – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay
- Volume 2b – Postwar Thematic Environmental History and postwar places

Volume 3: Aboriginal Heritage

Volume 3 explains the approach to Aboriginal heritage for the Hoddle Grid Heritage Review. It explores the concept of shared heritage, the scope of contemporary Aboriginal heritage and the policy context. It describes the important role played by the three Traditional Owner organisations. Volume 3 explains the thematic analysis that was applied in framing the history (Volume 4) and describes how places were identified, mapped and an expanded Aboriginal Places List created. It also briefly outlines the pre-contact Aboriginal archaeological component. Through a co-research model, the three Traditional Owner organisations selected and researched specific places, and these are presented in this volume along with recommendations for recognition and interpretation of Aboriginal history and values. One place is recommended for inclusion in Heritage Overlay and the citation is therefore presented in Volume 2.

Volume 4: Aboriginal History - Hoddle Grid

Volume 4 presents a history of the Hoddle Grid study area in relation to Aboriginal history, connections and places. It builds on an earlier project (Context, 2010), adopts an Aboriginal and shared history thematic framework, develops each theme briefly and identifies place examples. The three Traditional Owner organisations recognised by the City of Melbourne (CoM) have been involved in reviewing the themes and identifying associated places.

Volume 5: Pre-Contact Aboriginal Archaeology of Hoddle Grid

Volume 5 presents an analysis of the pre-contact Aboriginal archaeology across the Hoddle Grid study area, considering prior land and water forms, vegetation and other factors that influenced Aboriginal land uses and activities over the estimated 40,000 years of Aboriginal occupation of south-eastern Australia. This information is then related to the evidence that has been uncovered through recent archaeological excavations. The result is a spatial model designed to predict the likelihood of uncovering evidence of pre-contact Aboriginal sites within the Hoddle Grid area. The model also considers past ground disturbance. It is designed so that it can be regularly updated. The model has been discussed with Traditional Owners and key government bodies, and recommendations are made on how to increase the assessment and management of Aboriginal cultural heritage ahead of redevelopment in the Hoddle Grid study area.

Volume 6: Communications & Engagement

Volume 6 documents the development and implementation of a Communications and Engagement Plan for the Hoddle Grid Heritage Review. Specific elements of engagement are detailed including the involvement of both internal and external stakeholders, engagement with Traditional Owner Organisations, the Participate Melbourne and Melbourne Conversations activities and the opportunities to develop interactive digital and other forms of public information.

ABBREVIATIONS

AHC	Australian Heritage Council
AV	Aboriginal Victoria
BP	Before Present
CASM	Corporate Affairs and Strategic Marketing
CBD	Central Business District
CHMP	Cultural Heritage Management Plan
CoM	City of Melbourne
ERG	External Reference Group
HCV	Heritage Council of Victoria
HGHR	Hoddle Grid Heritage Review
HERMES	Victoria's Heritage Database supported by Heritage Victoria
HO	Heritage Overlay
HV	Heritage Victoria
KHT	Koorie Heritage Trust
MMRA	Melbourne Metro Rail Authority
MMBW	Melbourne and Metropolitan Board of Works
PPN1	Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)
VAHR	Victorian Aboriginal Heritage Register
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

1.0 INTRODUCTION

1.1 Background

This Volume is one of six technical volumes that report on the Hoddle Grid Heritage Review. This volume addresses urban and built heritage.

The Hoddle Grid Heritage Review commenced in April 2017 and has been carried out over a number of financial years, concluding in June 2020.

In shaping this project, the City of Melbourne (CoM) sought to set a new benchmark for cultural heritage that engaged with thematic and spatial analysis in new ways, to reveal a richer and more nuanced understanding of the cultural heritage that exists throughout the urban landscape of the central city.

An important aspect of the project was to engage with specific stakeholders around urban and built heritage, bringing their knowledge and perspectives into the project, and to gain a better appreciation of community-held heritage values. This was reflected in the project's objectives and in the methodology developed in response to the brief. The relevant objectives were to:

- Review all urban and built places previously identified in heritage studies that had not been afforded protection under the Planning Scheme;
- Engage with a variety of stakeholders to expand the place list beyond those places already identified;
- Refine the list of places to be assessed in the Hoddle Grid Heritage Review, and provide a rationale for either assessment or non-assessment;
- Assess and prepare citations for places that have the potential to meet the threshold of local significance;
- Undertake sufficient comparative analysis to enable a decision on local significance to be determined. This is based on which other places have been deemed to meet this threshold and are already on the Heritage Overlay;
- Provide a method by which all urban and built places have a preliminary social value check and undertake a social values assessment for those places indicated;
- Provide an integrated assessment for any urban and built places that have Aboriginal connections and values. This was not undertaken for postwar place assessments carried out by GJM Heritage.

The project was also designed to implement key aspects of the City's *Heritage Strategy* and *Aboriginal Heritage Action Plan 2015-18*, including undertaking the next stage of the *2010 Indigenous Heritage Study*.

1.2 Scope and methodology

This volume sets out the approach taken to both expand and refine the place list and the steps undertaken to provide a manageable list of places and precincts for assessment. This is outlined in Section 2.0. Section 3.0 sets out the standard methodology for a built heritage assessment with reference to some particular additional tasks undertaken for this Review.

The primary urban and built heritage tasks are summarised in Table 1.

Table 1 Tasks

Tasks	Pilot Stage	August 2017-June 2018	August 2018-June 2020
Preparatory tasks, stakeholder engagement, preliminary survey, desktop review	New template for recording places developed. 27 individual places recommended for assessment.	Place list expanded through stakeholder engagement and place nomination workshops. Desktop review and ground truthing through preliminary survey. 37 additional individual places and 6 precincts recommended for assessment. Further places put forward by CoM internal review.	74 additional individual places and 3 additional precincts recommended for assessment. Desktop review and ground truthing through field work.
Postwar thematic history	Draft postwar thematic history prepared.	Postwar thematic history finalised.	Postwar thematic history revised following peer review.
Social values		Social values checklist prepared and applied to priority places. Social values assessments undertaken.	Social values checklist applied. Social values assessments undertaken.
Research and assessment of places and precinct	27 places fully assessed.	37 individual places and 6 precincts fully assessed.	73 (was 74 – two places were combined) individual places and 1 precinct fully assessed. 1 individual place assessed by GJM Heritage
Peer Review			Peer review by GJM Heritage of: methodology; postwar thematic history; individual places and precincts assessed in 2017-18; and places and precincts recommended for assessment in 2018-20. List of 2018-20 individual places and precincts recommended for assessment revised 2017-18 place and precinct citations reviewed. Individual places and precincts assessed in 2018-20 reviewed and revised, and methodology report revised.

Tasks	Pilot Stage	August 2017-June 2018	August 2018-June 2020
Individual postwar places assessment by GJM Heritage			30 additional individual postwar places assessed by GJM Heritage. 11 x 2017-18 individual postwar place citations and 17 x 2018-20 individual postwar place citations prepared by Context revised by GJM Heritage.

1.3 The study area

The Hoddle Grid study area (Figure 1) extends slightly beyond Robert Hoddle's surveyed grid. The boundary encompasses a section of the Yarra River or Birrarung, recognising that the history of the Hoddle Grid is inextricably linked to the presence of the river and that the grid plan is aligned with its course. In the west, the study area boundary extends to Wurundjeri Way, including the railway and part of the emptiness that was once Batman's Hill, one of several hills that gave the city landscape its particular shape. To the north-east it extends to A'Beckett and Victoria streets.

While the study area has a clear boundary, engagement with stakeholders, and particularly the Aboriginal Traditional Owners has required that the project recognises that the Hoddle Grid study area should not be seen as isolated from its surroundings as many places, stories and connections cross this boundary.



Figure 1. Hoddle Grid Heritage Review study area. (Source: City of Melbourne)

1.4 Acknowledgements

The consultant team gratefully acknowledges the support provided by Tanya Wolkenberg, Suellen Hunter, Ros Rymer, Anne Laing and Jackie Donkin, the assistance provided by many other CoM staff, including (but not limited to) David Hassett, Jeanette Vaha'akolo and Shane Charles, and the contributions from members of the External Reference Group (ERG) including chairs Geoff Lawler and Emma Appleton.

The ERG has a wide skill set amongst its members, including history, archaeology, architecture, landscape architecture, planning, built heritage, and public art. External organisations represented were:

Aboriginal Victoria

Heritage Victoria

Department of Environment, Land, Water and Planning (DELWP)

National Trust of Australia (Victoria)

Property Council of Victoria

Planning Institute Australia (PIA)

Australian Institute of Landscape Architects (AILA)

Australian Institute of Architects (AIA)

Office of the Victorian Government Architect

2.0 APPROACH

2.1 Introduction

The Hoddle Grid Heritage Review builds on previous work undertaken by the City of Melbourne on urban and built heritage over many years. Previous heritage studies undertaken by the City of Melbourne focussing on built heritage include:

- Central Activities District Conservation Study, 1985;
- Central City Heritage Review, 1993;
- Review of Heritage Overlay listings in the CBD, 2002;
- Central City Heritage Review, 2011;
- Guildford and Hardware Laneways Heritage Study, 2017.

2.2 Place identification

The list of places for assessment was derived from four main sources:

- lists of places prepared by CoM drawn from previous heritage studies, in particular the 1993 Central City Heritage Review;
- a series of workshops, including with the HGHR External Reference Group (ERG);
- field surveys carried out by Context; and
- internal review carried out by CoM.

Place typologies

The places identified in the workshops represented a wide variety of built and urban typologies including interiors, public art, archaeological layers, artefacts, parks, plazas, reserves, laneways, urban design components, precincts and many buildings. Within the workshop sessions discussions were helpful in understanding some of the place types encountered, including:

- Layers beneath the city – including archaeological sites;
- Archaeology of the nineteenth century city;
- Aboriginal and intangible heritage;
- Entertainment as a historic theme and a land use, including several long-standing businesses in the study area;
- Office plazas and atriums as a type of ‘endangered’ place;
- Acknowledging changing values over time;
- Places in the central city that have historic or contemporary associations, such as those associated with dissent or protest;
- Statues and other public art that either have been moved or might move to different locations in the future, so not necessarily a fixed place;
- Acknowledging views and sightlines to or from important places.

Consultant field survey

A combination of desk-top research and a preliminary field survey was undertaken to confirm the integrity of places being considered for the list of places for assessment. The primary purpose of the preliminary field survey was to document the current integrity of all places identified through the workshops or on the CoM list. The consultants undertook survey work in

stages, dovetailing this work with the place identification workshops. A secondary purpose of the field survey was to identify any groups of places that potentially may form precincts.

City of Melbourne internal review

In April 2018 the CoM undertook an internal review of the study area in order to be satisfied that no places had been missed. The list resulting from the internal review was provided to Context for consideration in the 2018-20 component of the HGHR.

Places not assessed as part of Amendment C271

Some of the places that were not assessed as part of Amendment C271 (Guildford and Hardware Lane Study) were also added to the expanded places list. A number of places identified in workshops fell into the study area of the Guildford and Hardware Lane Study. Also, during 2017-18, some submitters to Amendment C271 expressed concerns about some places not recommended for inclusion in a heritage overlay within the Guildford and Hardware Lane Study.

Context was requested to review places graded under previous studies, nominated or referred places within the Guildford and Hardware Lanes study area to address these concerns. This led to a further 32 places being considered for assessment.

Table 2 Summary of HGHR places (long list)

Places	Number of places
Original list supplied by CoM	275
Workshop nominations	146
Late nominations and places noted during fieldwork by Context	14
Places not protected under Am.C271 and referred by CoM for review	32
Places identified by CoM internal review	55
Places that make up new precincts	10
Total number of entries considered in HGHR	532 ¹

2.3 Pilot Stage

The pilot stage of the HGHR was an introductory stage to test the methodology for the study and to provide updated assessments for postwar places that were not progressed under Melbourne Planning Scheme Amendment C186, 'Individual Heritage Places', 11 July 2012.

Amendment C186 implemented the findings of the Central City (Hoddle Grid) Heritage Review, 2011 by Graeme Butler and Associates and included nine postwar places. An independent panel hearing was held to review Amendment C186 and consider submissions in late 2011. The panel recommended that Amendment C186 be adopted generally as exhibited. The Minister for Planning did not approve heritage protection for the nine postwar places and requested that a further review of postwar places in the Hoddle Grid be undertaken to ensure that the appropriate buildings be included in the Heritage Overlay on a permanent basis.

The pilot stage of the HGHR provided updated assessments for the nine postwar places not progressed in Amendment C186, and assessments of a further 20 individual places. Only seven

¹ Some caution is attached to these numbers as sometimes duplicate entries for places were recorded. Any identified duplicate entries were noted and deleted.

of the nine postwar places from Amendment C186 were recommended for inclusion in a Heritage Overlay.

The 20 individual places were recommended for assessment from the CoM list of over 200 places assembled by the CoM from previous studies (listed above in Section 2.1). The 20 places were recommended using the following exclusion factors:

- places that had been substantially altered or demolished since the list had been assembled (not to be progressed).
- places that were partially within an existing HO but that had been identified for a review of boundaries (low priority for assessment).
- places in the study area covered by the *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2016).
- places within the Design and Development Overlay (DDO2) were deemed to be at lower risk of redevelopment and therefore a lower priority for assessment (this is based on a lowered threat rather than potential significance).
- desktop and ground truthing by fieldwork was subsequently carried out to further refine numbers and places of higher integrity chosen.

The main body of work for the HGHR differed from the pilot stage as it evolved to identify groups of places that could potentially form precincts.

2.4 Refining the list of potential heritage places

2.4.1 Introduction

In order to develop a manageable work program over a two year period within the budgetary constraints of the project, it was necessary to refine the expanded list of potential heritage places. The following factors were considered in developing a workable list of potential heritage places:

- Places identified as either particularly early, rare or fine examples, or having exceptionally strong historic or other heritage values (warrant assessment);
- Places that make up new precincts (warrant assessment);
- Places that may warrant assessment as individual places or as part of potential precincts, but which required further comparative exercises and/or desktop research to determine if assessment warranted.

The assessment of places was phased over two financial years.

The scope of the project for the 2017-18 financial year was established at around 70 individual places, or a lesser number of places if precincts were to be part of the mix, recognising that the amount of work to assess a precinct is much greater than for a single place.

The scope of the project for the 2018-20 financial year was established at around 70-75 individual places, or a lesser number of places if precincts were to be part of the mix.

2.4.2 2017-18 work program

The 2017-18 preliminary assessment work noted places with an indicated strong history, architectural quality or other heritage value (including potential social value), and a high to relatively high integrity, to help achieve a manageable list for the 2017-18 assessment work.

The process for selection was also informed by comparative analysis using photographs of typologically similar places, for example government places, retail, warehouse and manufacturing places, postwar residential apartment towers and offices.

The comparative process was aided by a checklist developed to benchmark on the basis of integrity for large typological groups of places within the HGHR study area. The checklist was specifically developed to guide an understanding of integrity in relation to places in the HGHR

that have undergone many changes to various elements. The checklist helped to interrogate a place's legibility in terms of the values for which it may be significant. This is related to, but intended to be more inclusive than assessing intactness in terms of alterations, or departure from original or early form, design or intention.

Part of the preliminary assessment work involved the identification of potential precincts. From nine potential precincts identified in the preliminary survey and subsequently reviewed by the CoM, six precincts were assessed as part of the 2017-18 work, and three were assessed in 2018-20. One precinct assessed in 2017-18 was not a new precinct but formed an extension to the existing 'Little Lon' Precinct.

The assessment of a precinct was to include a single statement of significance for the precinct, and separate statements for any place that met the local threshold of significance in its own right.

2.4.3 2018-20 work program

The assessment work carried out in 2018-20 commenced with a preliminary assessment process. The initial task sought to arrive at a manageable list for the 2018-20 assessment, and involved excluding places on the following grounds:

- places and precincts already assessed in the pilot stage or the 2017-18 HGHR work;
- places assessed as unlikely to meet the local threshold;
- places confirmed as demolished;
- places beyond the scope and study area boundary of HGHR; and
- duplicate entries.

Places with a build date later than 1975 were omitted as a result of the definition of an end date for the postwar period, as recommended in the peer review. 1975 was considered appropriate because the period 1945-75 is consistent with the time span for postwar heritage in other prominent existing studies of postwar heritage, including the 'Survey of Post-War Built Heritage in Victoria: Stage One and Two' (2008) by Built Heritage, the 'Melbourne's Marvellous Modernism' report (2014) by the National Trust of Australia (Victoria), and the Central City (Hoddle Grid) Heritage Review (2011) by Graeme Butler & Associates.

A list of 173 places resulted. The resultant list became subject to a further refinement process in a workshop with CoM planners/staff in order to arrive at a manageable short list. The process drew on current and historic images, limited historical research and preliminary comparative analysis.

Of the 173 individual places, 74 were progressed to full assessment as individual places.

The following three precincts were progressed for further assessment which included detailed field survey and historical research:

- King Street (near the corner, and including part of, Little Bourke Street);
- Russell Street (near the corner of Little Lonsdale Street); and
- Queen Street (between Flinders Lane and Little Bourke Street).

After further research, field work and review by GJM Heritage, all three precincts were not progressed on account of their small size and lack of visual and historical cohesion. Some places from the proposed Queen Street precinct dating from the period 1945-70s were considered to have potential significance in their own right and were assessed in the postwar component of the HGHR.

Following the peer review, the proposed Little Collins Street precinct, fully assessed in 2017-18, was not recommended for inclusion in the HO on the basis of its small size and lack of visual and historical cohesion. It was considered that two buildings within the precinct may warrant inclusion in the Heritage Overlay and were therefore assessed as individual places.

2.5 Peer Review

GJM Heritage was engaged by CoM to carry out a peer review of Volumes 1 and 2 of the HGHR 2018. The work produced for the Urban and Built Heritage component of the HGHR was peer reviewed at key stages in the project, commencing after completion of the 2017-18 work.

The following outputs from the project were peer reviewed:

- Methodology;
- postwar thematic history;
- citations prepared for places and precincts assessed in 2017-18;
- the list of places and potential precincts to be assessed during 2018-20;
- citations prepared for places and precincts assessed in 2018-20;
- the list of places not recommended for assessment in the HGHR.

Changes brought about by the peer review process included:

- editorial changes;
- changes to the Criteria applied to individual places, in particular Criterion C (archaeological), Criterion E (aesthetic), Criterion G (social) and Criterion H (associative);
- changes to the recommendations for some individual places and precincts.

The substantive changes recommended by the peer reviewer are summarised in Table 3.

Table 3 Substantive changes recommended by the peer reviewer

Substantive changes
Delete the Little Collins Street Precinct and assess the following individual places: <ul style="list-style-type: none"> • 114-122 Exhibition Street • 57-67 Little Collins Street
Delete two individual places: <ul style="list-style-type: none"> • 8-12 Market Street (Former Southern Cross Assurance Building) • 53-57 Queen Street (SDA House)
Delete 25 Bennetts Lane from the Little Lonsdale Precinct as it has been demolished.
Remove two non-contributory places from proposed precincts: <ul style="list-style-type: none"> • 272-282 Lonsdale Street (Drewery Lane Precinct) • 11-13 Exhibition Street (Flinders Lane East Precinct)
Remove the thin sliver of heritage overlay applying to the western side of Oliver Lane within the Flinders Lane East Precinct and make the following changes: <ul style="list-style-type: none"> • Include all of 24-30 Russell Street in the precinct boundary as a contributory place (specify in the Inventory that it is only the eastern elevation to Oliver Lane that is contributory). • Identify 14-22 Russell Street as a non-contributory place. • Include all of 142-148 Flinders Street in the precinct boundary with that part of the site on the VHR as a significant place and the remainder of the site as a contributory place.
Correct the categories for two places within the Swanston Street North Precinct: <ul style="list-style-type: none"> • 261-263 Swanston Street (change from non-contributory to contributory) • 265-267 Swanston Street (change from contributory to non-contributory)
Change the categories for two places within the Swanston Street North Precinct: <ul style="list-style-type: none"> • 271 Swanston Street (change from contributory to non-contributory)

-
- 273 Swanston Street (change from contributory to non-contributory)
-

Change the categories for two places within the Swanston Street South Precinct:

- 145 Swanston Street (change from contributory to non-contributory)
 - 147 Swanston Street (change from contributory to non-contributory)
-

Remove the application of Criterion C.

Remove the application of Criterion G where there is a lack of evidence that places have social significance.

Remove the application of Criterion E where places are typical examples of building types and do not display any particular aesthetic characteristics beyond what is usual for the class of place.

Remove the application of Criterion H where this association is related to the architect who designed the building and it is not a notable example of their work, or the association is not of importance to the history of the City of Melbourne.

Define the postwar period as 1945-1975.

Expand existing Heritage Overlays for the following places to incorporate additional elements identified in the HGHR:

- HO737 – Former Melbourne City Power Station
 - HO1005 – Former Gothic Chambers and Warehouse
 - HO1041 – Former Markillie’s Prince of Wales Hotel
 - HO1052 – Former Thomas Warburton Pty Ltd Complex
-

A key finding from the peer review was that in the absence of a comprehensive review of postwar buildings within the Hoddle Grid, the postwar buildings recommended for inclusion in the Heritage Overlay could not be supported. This was particularly the case given the Minister for Planning’s previous position in respect of Amendment C186. It was recommended that CoM undertake a full gap study of postwar places within the Hoddle Grid. This recommendation was supported by CoM and the work was undertaken by Context and GJM Heritage.

The Postwar Thematic Environmental History (TEH) prepared by Context in the early stages of the HGHR was reviewed and updated by GJM Heritage in light of the further analysis of postwar places. The revised TEH assisted in identifying historical associations with particular themes, and provided a broader historical context for each place.

3.0 METHODOLOGY

3.1 Introduction

This section documents the standard assessment methods for built heritage places according to current heritage frameworks and practice. It also includes a discussion of approach to social values developed specifically for the HGHR, and its application to a range of places.

3.2-___Methodology

3.2.1 Place and precinct histories

The HGHR has used two thematic histories that have been developed for the City of Melbourne.

City of Melbourne Thematic Environmental History

The role of the *City of Melbourne Thematic Environmental History* (Context, 2011) is not to provide a comprehensive account of the social and economic history of the municipality. It is intended as a concise document that takes a broad-brush approach, setting out the key themes that have influenced the historical development of a municipality and helping to explain how and why the built and human-influenced environments of that municipality look as they do today.

A Thematic Environmental History is an essential part in a municipality's heritage study, helping ensure that the places that reflect and represent the historical development of the municipality are recognised. The City of Melbourne Thematic Environmental History was completed in 2011 and sets out fifteen key themes.

Postwar Thematic Environmental History

To understand more about the development of capital cities in the postwar period, and to provide a basis for comparison for postwar places, a Post World War II Thematic History was prepared as part of Stage 1 of the HGHR. This was based on a thematic structure provided by Susan Marsden in her book *Urban Heritage: the rise and postwar development of Australia's capital city centres* (Marsden, 2000) undertaken for the Australian Council of National Trusts and Australian Heritage Commission. This piece of work has been used in the initial assessment of several postwar places.

Following the peer review (see Section 2.5) the postwar thematic history was revised by GJM Heritage to broaden the thematic context provided in Marsden and to focus on the three decade period 1945-75. The thematic structure was also amended to reflect the 2011 *City of Melbourne Thematic Environmental History*, which itself is derived from *Victoria's Framework of Historical Themes* (Heritage Council of Victoria, February 2010). The revised TEH assisted in identifying historical associations with particular themes, and provided a broader historical context for each place.

Place histories

Documentary sources for researching place and precinct histories have included a wide range of material from maps and photos to published histories, unpublished reports, and primary research in public repositories such as the State Library of Victoria. PROV, and newspapers through Trove. Wherever possible use has been made of historic photos. One place (295 King Street) provides a specific example of an integrated history that incorporates Aboriginal perspectives and accommodates multiple and layered values.

3.2.2 Social values checklist

A social value checklist was developed as a specific outcome of the HGHR. The purpose is to assist in identifying places where social value is likely or possible and to guide researchers and assessors in preparing assessments under Criterion G. Criterion G is defined in PPN1 as:

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).

Note that this criterion also includes the significance of a place to Aboriginal people as part of their continuing and developing cultural traditions.

For a place to have social significance, it needs to have a strong or special association with a community or cultural group (or several), and that association needs to be able to be demonstrated. A simple preliminary sieve was developed to test likely social value. The first question is about the use of the place - is it private or public or quasi-public? This resulted in a proposed place type list where social value is either likely, possible or unlikely.

A house for example is typically a private place and while many families may have lived there over time, it is very unlikely to have an associated community or cultural group (in terms of the definitions above). However, a house that became a school will have had an associated 'community or cultural group' at that time.

The checklist was applied to all of the recommended individual places and precincts by working through the steps of identifying any likely community connections, who they might be, what their anticipated nature, duration and continuity with a place might be, and describing their associations.

In testing this method for social value at the local level in 2017-18, it was apparent that this approach could be done before places were researched, using it to establish an appropriate research method before and alongside other documentary research. In 2018-20, a preliminary sieve (step 1) was undertaken before the individual place history research. If community connections were indicated, the connections were further tested (step 2), by seeking out information from online sources that might help confirm and elaborate potential associations, or demonstrate whether these connections still exist. Further to this two-step approach, direct engagement with associated communities or cultural groups (step 3) was carried out for the potential places on an as-needed basis.

If social value was indicated, a social value analysis is incorporated in 'Community Connections' in each place citation and an assessment for Criterion G was prepared.

Nine individual places were assessed to be of either social significance or have this potential, and this process is documented in the social value analysis (Appendix A4).

3.2.3 Field work

In addition to the preliminary survey work described in Section 2.2, field work was carried out by team members.

2017-18 survey work was undertaken during late October and early November 2017 with further work on the precinct boundaries done in January and March 2018. The consultant team inspected and photographed places not only from the main street but also from the laneways wherever possible.

The survey identified potential precincts where groups of places demonstrated distinctive characteristics or where there is a high concentration of low-rise places. The consultant team noted an additional 14 places and a possible nine precincts during the late October and early November 2017 fieldwork.

2018-20 survey work was undertaken in October 2018, March 2019 and May 2019. The field work carried out included inspection of all individual places and inspection of two of the three potential precincts. The survey team inspected and photographed all places not only from the main street but also from the laneways wherever possible.

Historical research for the places and precincts also informed the field work. Some field work resulted in a requirement for further historical research in response to specific questions.

To assist in identification and inform comparative analysis for the postwar component of the Review every major and 'little' street within the Hoddle Grid was walked by Jim Gardner and Ros Coleman of GJM Heritage to identify those buildings that:

- appeared to fall within the postwar construction period (1945-1975);
- appeared to retain a high level of integrity to their postwar construction, particularly above street level (noting that most buildings within the Hoddle Grid have been subject to some level of alteration at street level); and
- were not already covered by an individual Heritage Overlay. Postwar buildings within existing heritage precincts where the values of the precinct articulated in their statements of significance did not relate to the postwar phase of development where also identified.

Preliminary investigation occurred to confirm build dates, Heritage Overlay status and likely integrity and, as a result, 30 additional postwar buildings of potential significance were identified for full assessment by GJM Heritage.

3.2.4 Assessment

Criteria

In accordance with the *Planning Practice Note 1: Applying the Heritage Overlay* (Jan. 2018 and Aug. 2018) (PPN1), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of local significance can include places that are important to a particular community or locality. PPN1 advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria which are as follows:

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 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 our history (associative significance).

In the context of the HGHR study area, where the criteria say, 'our cultural or natural history', it should be understood as the City of Melbourne's or as the 'central city's' cultural or natural history. For each individual place and precinct, a discussion was prepared for each of the criteria considered to have met the threshold of local significance.

Thresholds

PPN1 advises that thresholds to be applied in the assessment of significance are state significance and local significance. Local significance includes those places that are important to a particular community or locality?

In order to apply a threshold, comparative analysis was undertaken to substantiate the significance of each place. The comparative analysis draws on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential state significance should undergo limited analysis on a

broader (statewide) comparative basis. The HGHR found that the Flinders Street Railway Viaduct has potential state significance.

The CoM previously used a letter grading system for places, and where a place was graded as a result of a previous heritage study, this is noted on the front page. Where a letter grading has not previously been assigned the term ‘ungraded’ is used. Each citation also notes the origin of the various gradings applied to the place and the previous heritage studies. Amendment C258 assigns places a category of either significant, contributory or non-contributory to each place included within a Heritage Overlay.

3.2.5 Statements of significance

For each individual place or precinct found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013), using the PPN1 criteria and applying the thresholds of local or state significance. Each assessment is summarised in the format recommended by PPN1, namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? - Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example “(Criterion G)”. An example statement of significance has been prepared for guidance, see Appendix A.

3.2.6 Gradings within precincts

Once it had been established that an identified heritage precinct satisfied one or more of the PPN1 criteria at a local level each property in the identified precinct was given a category of either significant, contributory or non-contributory. A category schedule for each place is included for each precinct citation.

Table 4 Heritage grading definitions – Melbourne Planning Scheme²

Clause 22.04-17

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.

² These definitions are proposed by Amendment C258 to the Melbourne Planning Scheme.

A 'contributory' heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage 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 heritage precinct. 'Contributory' places are typically externally intact but may have visible changes which do not detract from the contribution to the heritage precinct.

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

3.2.7 Mapping and curtilages

PPN1 states the following in regard to the mapping of heritage places:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

On this basis, there are two types of mapping for places and precincts recommended by the HGHR:

- Individual places to be mapped to the extent of the title boundaries. Almost all individual places are to be mapped in this way.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the significant, contributory and non-contributory places within each precinct and the recommended precinct boundary. These maps are included at the start of each precinct citation and with the Statement of Significance.

3.2.8 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the PPN1. This describes additional controls that can be triggered in the Schedule to the Heritage Overlay for a place or precinct. Recommendations for these particular controls are made where these are appropriate.

On 31 July 2018 Amendment VC148 proposed changes to Planning Schemes throughout Victoria in respect of Cl.43.01 Heritage Overlay. This Amendment makes mandatory the inclusion of statements of significance for each place in the schedule attached to the Heritage Overlay as an Incorporated Document. Heritage design guidelines may also be incorporated for a heritage place, however this is optional rather than being a requirement of the scheme.

External painting

This is to control paint colours and may be particularly important if evidence of an early colour scheme survives. Note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles). Paint controls are recommended for only one of the individual places (Hoyts Mid City Cinemas).

Interior controls

Internal alteration controls are to be used sparingly and on a selective basis for special interiors of high significance.

In accordance with the Panel recommendation for Amendment C186, a broader understanding of interiors is required before internal alteration controls are applied. In response, a framework for a study into interiors was drafted as part of the 2018-20 component of the HGHR but has not progressed at this stage.

Therefore, while several places assessed in the HGHR may have interiors worthy of consideration, interior controls have not been pursued at this time.

Trees

Tree controls are to be applied only where a tree (or trees) has been assessed as having heritage value. No tree controls have been recommended for any of the places identified in the HGHR.

Fences and outbuildings

Fences and outbuildings are not a feature of the Hoddle Grid study area and this control has not been used for any place in the HGHR.

Victorian Heritage Register

The Heritage Council determines whether or not to include a place or object in the Victorian Heritage Register following the recommendation of the Executive Director, Heritage Victoria. One place assessed in the HGHR is recommended for assessment under the *Heritage Act 2017*:

- Flinders Street Railway Viaduct was found to have potential State significance and warrants nomination to the Victorian Heritage Register.

Prohibited uses

The prohibited uses control allows additional uses not normally permitted in a given zone, subject to a planning permit. It is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, where such use will not affect the significance of the place and the benefits obtained can be applied towards the conservation of the heritage place.

The prohibited use control has not been recommended for any place. Furthermore, the Capital City Zone which applies to the whole of the study area allows for a very wide range of uses either by right or by permit, therefore it is not considered necessary to trigger this provision.

Aboriginal heritage place

The HGHR has undertaken further work on Aboriginal places within the study area. This is contained within Volumes 3-5 of the review.

4.0 KEY FINDINGS

4.1 Individual places

A total of 141 individual places are considered to meet the threshold for local significance when assessed against the PPN1 criteria, and thus are worthy of protection in the Heritage Overlay. All individually significant places are listed in Appendix A1. Citations for these places are in Volume 2: Built and Urban Heritage – Assessed Places & Precincts.

The approach and methodology is explained in Volume 1: Built and Urban Heritage – Assessed Places & Precincts (this volume).

Individual HO revisions

The following places are recommended as extensions to existing HOs, as assessment revealed historic links with adjoining properties with an individual HO. Therefore, for the following places, updated citations for and extensions to the curtilages of the existing HOs are recommended.

Table 5 Recommendations for individual HO revisions

Places assessed in HGHR	Existing HO	Notes	Recommendation
Gothic Chambers warehouse, 3 Kirks Lane	HO1005 – Gothic Chambers, 418-420 Bourke Street	<p>3 Kirks Lane, a late Victorian, four-storey brick warehouse, was built at the same time as the adjacent Gothic Chambers building at 418-420 Bourke Street, to a design by Charles D'Ebro.</p> <p>The building was used in association with the Gothic Chambers from the 1890s to the 1970s.</p>	<p>Amend HO1005 (418-420 Bourke Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO1005 (418-420 Bourke Street, Melbourne) should also be applied to the Gothic Chambers warehouse at 3 Kirks Lane. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Gothic Chambers and warehouse'418-420 Bourke Street and 3 Kirks Lane, Melbourne'. Amend the map for HO1005 to match the changes noted above.
Thomas Warburton Pty Ltd, 384-386 Bourke Street	HO1052 – 365-367 Little Bourke Street	<p>The site at 365-367 Little Bourke Street comprises three Victorian period warehouses, all of which were developed for and operated by Thomas Warburton Pty Lt, an ironmongery and hardware supply business.</p> <p>The subject land at 384-386 Bourke Street, comprises a pair of two-storey Victorian shop-residences completed in 1865 (front) and a three-storey brick warehouse building at the rear (Warburton Lane), both constructed for T Warburton Pty Ltd.</p> <p>The two-storey building fronting 384-386 Bourke</p>	<p>Amend HO1052 (365-367 Little Bourke Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO1052 (365-367 Little Bourke Street, Melbourne) should be applied to the former Thomas Warburton complex of buildings at 384-386 Bourke Street, and the 1912 warehouses in 2-6 and 8-14 Rankins Lane, Melbourne. It is also recommended that a new citation and Statement of Significance be prepared for HO1052, which is consistent with the revised curtilage. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Former Thomas Warburton Pty Ltd complex, 365-367 Little Bourke Street, 384-386 Bourke Street and 2-6 and 8-14 Rankins Lane, Melbourne'. Amend the map for HO1052 to match the changes noted above.

Places assessed in HGHR	Existing HO	Notes	Recommendation
		Street is the oldest surviving building established by and occupied for 100 years by the business.	
Former Markillie's Prince of Wales Hotel, Downie Street (rear of 562-564 Flinders Street)	HO1041 – 562-564 Flinders Street	<p>The building at the rear of 562-564 Flinders Street fronting Downie Street was built in 1927 as an extension to the then Prince of Wales Hotel.</p> <p>From 1927 until today, the Downie Street building functions as an integral part of the 562-564 Flinders Street.</p>	<p>Amend HO1041 (562-564 Flinders Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO1041 (562-564 Flinders Street, Melbourne) should also be applied to the former Markillie's Prince of Wales Hotel's rear wing in Downie Street. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Markillie's Prince of Wales Hotel, 562-564 Flinders Street and Downie Street, Melbourne'. Amend the map for HO1041 to match the changes noted above.
Former Electricity Supply Store, 602-606 Little Bourke Street, and CitiPower substation, (part of) 620-648 Little Bourke Street	HO737 – 204-240 Spencer Street	<p>Both the former Electricity Supply Store (built in stages in 1949 and 1955) and CitiPower substation (built c1910-25) were developed as part of the broader Spencer Street Power Station that closed in 1982.</p> <p>The 2008 redevelopment of the former Spencer Street Power Station site resulted in physical changes and disintegration of the buildings in that complex.</p>	<p>Amend HO737 (204-240 Spencer Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO737 should be applied to the former Melbourne City Council Power Station buildings at (Part of) 617-639 Lonsdale Street, 651-659 Lonsdale Street, 602-606 Little Bourke Street and 620-648 Little Bourke Street Melbourne. It is also recommended that a new citation and Statement of Significance be prepared for HO737, which is consistent with the revised curtilage. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Former Melbourne City Council Power Station buildings, (Part of) 617-639 Lonsdale Street, 651-659 Lonsdale Street, , 602-606 Little Bourke Street and 620-648 Little Bourke Street Melbourne'. Amend the map for HO737 to match the changes noted above. HO950 'Overhead Water Tank, Spencer Street, Melbourne' (VHR H2117) should be retained, and it is recommended that the entry in the Schedule to the Heritage Overlay be changed to HO950 'Overhead Water Tank, Watertank Way, Melbourne'.

Places with Aboriginal values

Two individual places assessed were found to have past and contemporary Aboriginal heritage values.

- The former Koorie Heritage Trust building at 295-305 King Street (now demolished) was the first 'permanent' home for the Trust (between 2003-2015), an organisation which has played a significant role in asserting Aboriginal identity and expressing traditional and

contemporary culture. 295 King Street would be subject to a CHMP should any development with significant ground disturbance be proposed as it lies within an area of cultural heritage sensitivity.

- The former Morris House at 114-122 Morris Street was built as offices for the Charity Organisation Society (COS) in 1924 and occupied by COS and the Victorian Society for the Prevention of Cruelty to Children. Research undertaken in preparing this citation demonstrated the building's associations with welfare provision to Aboriginal people and others.

These two places are recommended for inclusion on the Heritage Overlay for their heritage significance under Criteria A, D, G and H (former Koorie Heritage Trust) and Criteria A and D (former Morris House). For these two places, a 'No' is recommended in the 'Aboriginal heritage place?' column of the schedule to the Heritage Overlay, because these places are recommended to be subject to the requirements of the Planning Scheme under the *Planning and Environment Act 1987* and not the *Aboriginal Heritage Act 2006*.

4.2 Precincts

A total of five precincts are considered to meet the threshold for local significance when assessed against the PPN1 criteria, and thus are considered worthy of protection in the Heritage Overlay. The precincts are listed in Appendix A2. Citations for these places are in Volume 2: Built and Urban Heritage – Assessed Places & Precincts

4.3 Precinct extension

One precinct in Little Lonsdale Street is an extension to the Little Lon Precinct. It has been named Little Lonsdale Street Precinct to distinguish it from its predecessor. The precinct extension is included with the other precinct list in Appendix A2 and the citation is in Volume 2: Built and Urban Heritage – Assessed Places & Precincts.

4.4 Future work

During the HGHR, a number of places were identified that may be appropriate for further assessment in the future. These are:

- Places built post-1975
- Places with individual or precinct HOs that may be subject to future precinct review work;
- Places likely to be considered for future thematic heritage studies.

5.0 RECOMMENDATIONS

5.1 Adoption and implementation

It is recommended that Melbourne City Council adopt and implement the recommendations of the Hoddle Grid Heritage Review (2020), which comprises this Volume 1 and Volume 2, by preparing a planning scheme amendment to the Melbourne Planning Scheme that will:

- Add the individual places assessed as being of local significance listed in Appendix 0A1 to the Heritage Overlay of the Melbourne Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with PPN1.
- Amend the curtilages of existing HO737, HO1005, HO1041 and HO1052 of the Melbourne Planning Scheme and incorporate the revised Statement of Significance for the place as detailed in the relevant citations in Appendix A1.
- Add the precincts assessed as being of local significance listed in Appendix 0 to the Heritage Overlay of the Melbourne Planning Scheme with the schedule entries as shown in the place citations. The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The category of each property (significant, contributory or non-contributory) is shown on the precinct map and in the category schedule at the end of the citation.

The places listed in Appendix A6 are not recommended for inclusion in the Heritage Overlay of the Melbourne Planning Scheme as part of the HGHR. Inclusion of places in Appendix A6 does not preclude their assessment in future heritage studies, acknowledging that understanding of heritage values and the scope of heritage reviews may change in the future.

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- Melbourne Planning Scheme Amendment C258.

Other key sources utilised in the HGHR were:

- Previous studies, for existing documentation
- Building permit records and plans (post-1960), provided by City of Melbourne
- City of Melbourne Building Application Index
- City of Melbourne rate books
- Certificates of Title
- Sands & McDougall directories
- Trove digitised newspapers, pictures and photos collection
- State Library of Victoria online picture and map collection
- Public Record Office Victoria collections, including:
 - City of Melbourne early building records collection 1850-1915
 - City of Melbourne building plans and permits collection 1916-1960
 - Melbourne Building Application Index (City of Melbourne) 1916-1993
 - Historic plans collection
- National Archives of Australia picture collection
- National Library of Australia picture collection
- City of Melbourne Libraries' online Heritage Collection
- Melbourne & Metropolitan Board of Works plans
- Mahlstedt Fire Survey Plans
- Miles Lewis, Australian Architectural Index
- Key architectural journals for the period, including:
 - *Journal of proceedings (Royal Victorian Institute of Architects)*
 - *Architect*
 - *Architecture in Australia*
 - *Cross-Section*
- Key twentieth century architectural sources, including:
 - Butler, Graeme (1983), *Twentieth Century Architecture and Works of Victoria* (also titled *Twentieth Century Architecture Register of Royal Australian Institute of Architects*), prepared for the Royal Australian Institute of Architects [citations]
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APPENDICES

A1 PLACES RECOMMENDED FOR HERITAGE OVERLAY

Individual pre-1945 places

No.	Place name	Address	Precinct
1.	Grange Lynne Pty Ltd	183-189 A'Beckett Street MELBOURNE	-
2.	Shops, residence and former bank	146-150 Bourke Street MELBOURNE	-
3.	Former Malcolm Reid and Co Department Store	151-163 Bourke Street MELBOURNE	-
4.	Patersons Pty Ltd	152-158 Bourke Street MELBOURNE	-
5.	Shop	171 Bourke Street MELBOURNE	-
6.	Shops	173-175 Bourke Street MELBOURNE	-
7.	Former Rockman's Showrooms Pty Ltd	188 Bourke Street MELBOURNE	-
8.	Shop and residences	201-207 Bourke Street MELBOURNE	-
9.	Former Sharpe Bros Pty Ltd	202-204 Bourke Street MELBOURNE	-
10.	Shop and residences	209-215 Bourke Street MELBOURNE	-
11.	Former Palmer's Emporium	220 Bourke Street MELBOURNE	-
12.	Former John Danks & Son	393-403 Bourke Street MELBOURNE	-
13.	Offices	422-424 Bourke Street MELBOURNE	-
14.	Commercial building	480 Bourke Street MELBOURNE	-
15.	Former Victorian Amateur Turf Club	482-484 Bourke Street MELBOURNE	-
16.	Warehouse	1-5 Coverlid Place MELBOURNE	-
17.	Warehouse	11-15 Duckboard Place MELBOURNE	Flinders Lane East Precinct
18.	Shops, care and office	7-9 Elizabeth Street MELBOURNE	-
19.	Excelsior House former Excelsior Chambers	17-19 Elizabeth Street MELBOURNE	-
20.	Former Universal House	25 Elizabeth Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
21.	Former Cassells Tailors Pty Ltd	341-345 Elizabeth Street MELBOURNE	-
22.	Former Morris House	114-122 Exhibition Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-

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No.	Place name	Address	Precinct
23.	Warehouse	353 Exhibition Street MELBOURNE	-
24.	Swiss Club of Victoria	87-89 Flinders Lane MELBOURNE	Flinders Lane East Precinct
25.	Former Bank of New South Wales	137-139 Flinders Lane MELBOURNE	Flinders Lane East Precinct
26.	Former Gordon Buildings	384-386 Flinders Lane MELBOURNE	-
27.	Flinders Street Railway Viaduct	Flinders Street (Queen street to near Spencer Street) MELBOURNE	-
28.	Dreman Building	96-98 Flinders Street MELBOURNE	-
29.	Former Sunday School Union of Victoria	100-102 Flinders Street MELBOURNE	-
30.	Epstein House	134-136 Flinders Street MELBOURNE	Flinders Lane East Precinct
31.	Willis' Building	490 Flinders Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
32.	CitiPower former Melbourne City Council substation	23-25 George Parade MELBOURNE	-
33.	Former Zander's No.2 Store	11 Highlander Lane MELBOURNE	-
34.	Warehouse	11A Highlander Lane MELBOURNE	-
35.	Former Melbourne Shipping Exchange	25 King Street MELBOURNE	-
36.	Warehouse	26-32 King Street MELBOURNE	-
37.	Warehouse	171-173 King Street MELBOURNE	-
38.	Former factory	203-207 King Street MELBOURNE	-
39.	Great Western Hotel	204-208 King Street MELBOURNE	-
40.	Former Paramount House	256-260 King Street MELBOURNE	-
41.	Former Koorie Heritage Trust building and Zander's No.2 Warehouse	295-305 King Street MELBOURNE (now demolished)	-
42.	Former Walton and Scott engineering works	307-309 King Street MELBOURNE (now demolished)	-
43.	Turn Verein Hall	30-34 La Trobe Street MELBOURNE	-
44.	Former Duke of Kent Hotel	293-299 La Trobe Street MELBOURNE (now demolished)	-
45.	Melbourne House	354-360 Little Bourke Street MELBOURNE	-

No.	Place name	Address	Precinct
46.	Former Printcraft House	428-432 Little Bourke Street MELBOURNE	-
47.	Downs House	441-443 Little Bourke Street MELBOURNE	-
48.	Shop	37 Little Collins Street MELBOURNE	-
49.	Former Wenley Motor Garage	39-41 Little Collins Street MELBOURNE	-
50.	Former Craig, Williamson Pty Ltd complex	57-67 Little Collins Street MELBOURNE	-
51.	Shocko House, former Godfrey's Building	188-194 Little Collins Street MELBOURNE	-
52.	Collins Gate	377-379 Little Collins Street MELBOURNE	-
53.	Former Law Institute House	382 Little Collins Street MELBOURNE	-
54.	Henty House	499-503 Little Collins Street MELBOURNE	-
55.	Warehouses	577-583 Little Collins Street MELBOURNE	-
56.	Commercial building	582-584 Little Collins Street MELBOURNE	-
57.	Former Melbourne and Metropolitan Tramways Building	616-622 Little Collins Street MELBOURNE	-
58.	Warehouse	34-36 Little La Trobe Street MELBOURNE	-
59.	Warehouse	27-29 Little Lonsdale Street MELBOURNE	-
60.	Residences	120-122 Little Lonsdale Street MELBOURNE	Little Lonsdale Street Precinct
61.	Former Tuberculosis Bureau	364-370 Little Lonsdale Street MELBOURNE (now demolished)	-
62.	Shops	470-472 Little Lonsdale Street MELBOURNE	-
63.	Residences	474 Little Lonsdale Street MELBOURNE	-
64.	Shops and residences	53-57 Lonsdale Street MELBOURNE	-
65.	Shops and offices	359-363 Lonsdale Street MELBOURNE	-
66.	Warehouse	410-412 Lonsdale Street MELBOURNE	-
67.	Former Andrew Jack, Dyson & Co Pty Ltd	594-610 Lonsdale Street MELBOURNE	-
68.	Former Kantay House	12-18 Meyers Place MELBOURNE	-

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No.	Place name	Address	Precinct
69.	The Waiters Restaurant	20 Meyers Place MELBOURNE	-
70.	CitiPower former Melbourne City Council substation	10-14 Park Street MELBOURNE	-
71.	Former Princes Bridge Lecture Room	Princes Walk, Birrarung Marr MELBOURNE	-
72.	Former Victoria Club building	131-141 Queen Street MELBOURNE	-
73.	Shop	215 Queen Street MELBOURNE	-
74.	Former Ridgway Terrace	20 Ridgway Place MELBOURNE	-
75.	Melbourne Theosophical Society, former Russell House	124-130 Russell Street MELBOURNE (now demolished)	-
76.	Shop	166 Russell Street MELBOURNE	-
77.	Sanders and Levy building	149-153 Swanston Street MELBOURNE	Swanston Street South Precinct
78.	Former Bank of Australasia	152-156 Swanston Street MELBOURNE	Swanston Street South Precinct
79.	Shop and residence	215-217 Swanston Street MELBOURNE	Swanston Street North Precinct
80.	Former Manchester Unity Oddfellows Building	335-347 Swanston Street MELBOURNE	-
81.	CitiPower former Melbourne City Council substation	11-27 Tavistock Place MELBOURNE	-
82.	Metropolitan Hotel	263-267 William Street MELBOURNE	-

Revisions to existing individual heritage overlays

No.	Place name	Address	Precinct
1.	Former Melbourne City Council Power Station (HO737)	(Part of) 617-639 Lonsdale Street, 651-669 Lonsdale Street, 602-606 Little Bourke Street and 620-648 Little Bourke Street Melbourne	-
2.	Gothic Chambers and warehouse (HO1005)	418-420 Bourke Street and 3 Kirks Lane MELBOURNE	-
3.	Former Markillie's Prince of Wales Hotel (HO1041)	562-564 Flinders Street and rear in Downie Street MELBOURNE	-
4.	Thomas Warburton Pty Ltd Complex (HO1052)	384-386 Bourke Street, 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane MELBOURNE	Part Guildford and Hardware Laneways Precinct

Individual postwar places

No.	Place name	Address	Precinct
1.	Hoyts Mid City Cinemas	194-200 Bourke Street MELBOURNE	-
2.	Royal Mail House	253-267 Bourke Street MELBOURNE	-
3.	Former Coles and Garrard Building	376-378 Bourke Street MELBOURNE	-
4.	Former Dalgety House	457-471 Bourke Street MELBOURNE	-
5.	Law Institute of Victoria, former London Assurance House	468-470 Bourke Street MELBOURNE	-
6.	AMP Tower and St James Building Complex	527-555 Bourke Street MELBOURNE	-
7.	Office Building	589-603 Bourke Street MELBOURNE	-
8.	Apartment building	13-15 Collins Street MELBOURNE	Collins Street East Precinct
9.	Coates Building	18-22 Collins Street MELBOURNE	-
10.	Former Reserve Bank of Australia	56-64 Collins Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
11.	Former Gilbert Court	100-104 Collins Street MELBOURNE	-
12.	Wales Corner	221-231 Collins Street MELBOURNE	-
13.	Former Commercial Banking Company of Sydney Building	251-257 Collins Street MELBOURNE	-
14.	Former Bank of Adelaide Building	265-269 Collins Street MELBOURNE	-
15.	Former Allans Building	276-278 Collins Street MELBOURNE	-
16.	Former MLC Building	303-317 Collins Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
17.	Former Colonial Mutual Life Assurance Building and plaza with 'Children's Tree' Sculpture	308-336 Collins Street MELBOURNE	-
18.	Former AMP Building	344-350 Collins Street MELBOURNE	-
19.	Former Commonwealth	359-373 Collins Street MELBOURNE	-

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No.	Place name	Address	Precinct
	Banking Corporation Building		
20.	Former Legal & General House	375-383 Collins Street MELBOURNE	-
21.	Praemium House, former Atlas Assurance building	404-406 Collins Street MELBOURNE	-
22.	Royal Insurance Group	430-442 Collins Street MELBOURNE	-
23.	Former Guardian Building	454-456 Collins Street MELBOURNE	-
24.	Former Australia-Netherlands House	468-478 Collins Street MELBOURNE	-
25.	Office Building	516-520 Collins Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
26.	Former Hosies Hotel	1-5 Elizabeth Street MELBOURNE	-
27.	Former Australia Pacific House	136 -144 Exhibition Street MELBOURNE	-
28.	Former Bryson Centre	174-192 Exhibition Street MELBOURNE	-
29.	Former Exhibition Towers	287-293 Exhibition Street MELBOURNE	-
30.	Former Batman Automatic Telephone Exchange	376-382 Flinders Lane MELBOURNE	-
31.	Former State Savings Bank	258-264 Little Bourke Street MELBOURNE	-
32.	Former Methodist Church	130-134 Little Collins Street MELBOURNE (now demolished)	-
33.	Equitable House	335-349 Little Collins Street MELBOURNE	-
34.	Cowan House	457-469 Little Collins Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
35.	Stella Maris Seafarers' Centre	588-600 Little Collins Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
36.	Former AMP Building	402-408 Lonsdale Street MELBOURNE	-
37.	Laurens House	414-416 Lonsdale Street MELBOURNE	-
38.	Lonsdale Exchange Building	447-453 Lonsdale Street MELBOURNE	-

No.	Place name	Address	Precinct
39.	Former Union House	43-51 Queen Street MELBOURNE	-
40.	Former National Bank of Australasia Stock Exchange Branch	85-91 Queen Street MELBOURNE	-
41.	Former Ajax House	103-105 Queen Street MELBOURNE	-
42.	Former RACV Club	111-129 Queen Street MELBOURNE	-
43.	Former South British Insurance Company Ltd Building	155-161 Queen Street MELBOURNE	-
44.	Former Sleigh buildings (H C Sleigh Building & former Sleigh Corner)	158-172 Queen Street MELBOURNE	-
45.	Former Houston Building	184-192 Queen Street MELBOURNE	-
46.	Former Law Department's building	221-231 Queen Street MELBOURNE	-
47.	Former State Savings Bank of Victoria	233-243 Queen Street MELBOURNE	-
48.	Lyceum Club	2-18 Ridgway Place MELBOURNE	-
49.	Former Russell Street Automatic Telephone Exchange and Postal Building	114-120 Russell Street MELBOURNE	-
50.	Treasury Gate	93-101 Spring Street MELBOURNE	-
51.	Park Tower	199-207 Spring Street MELBOURNE	-
52.	Former State Savings Bank of Victoria	45-63 Swanston Street MELBOURNE	-
53.	Former Dillingham Estates House	114-128 William Street MELBOURNE	-
54.	Office Building	178-188 William Street MELBOURNE (Not included in a Heritage Overlay – see Addendum)	-
55.	Nubrik House	269-275 William Street MELBOURNE	-

A2 PRECINCTS RECOMMENDED FOR HERITAGE OVERLAY

Precincts

No.	Place	Location
1.	Precinct	Drewery Lane MELBOURNE
2.	Precinct	Flinders Lane East MELBOURNE
3.	Precinct extension	Little Lonsdale Street MELBOURNE
4.	Precinct	Swanston Street North MELBOURNE
5.	Precinct	Swanston Street South MELBOURNE

A3 SOCIAL VALUE CHECKLIST

Introduction

This social value checklist has been developed as part of the Hoddle Grid Heritage Review.

It is intended to be used in two ways:

1. To provide a preliminary assessment of whether or not a place is likely to have social value, and,
2. If it does appear likely to have social value, to guide the person doing the research and assessment.

The checklist is structured into three parts:

Part 1: Defining social significance provides a brief explanation of the way in which social value is interpreted in heritage practice today. It includes the key questions that need to be answered to establish or demonstrate that a place has social significance or not, along with some key definitions.

Part 2: Steps to test for social values offers a step by step approach, based on a simple decision tree (Steps 1 and 2). Step 3 then guides detailed investigation where this is warranted.

Part 3: Supporting material provides more detailed information that can be used in applying the sieves in Part 2.

This version is a draft for testing on the priority list places being assessed in 2017-18. Because application of the process proposed in this checklist requires some background information, it is proposed that Steps 1 and 2 will be undertaken as basic information becomes available on each place. It should be anticipated that through its application, the checklist may be revised.

Part 1: Defining social significance

The criterion

Criterion (g) as defined in Victoria is:

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.³

Key elements

There are 3 key questions that need to be answered to establish or demonstrate that a place has social significance.

Key question	Relevant definition
<p>173. Is there a particular community/ies or cultural groups associated with the place?</p> <ul style="list-style-type: none"> - Can you describe each community/cultural group? - Do they recognise or might they describe themselves as a community (or cultural group)? 	<p>Community can be defined geographically ('a local community') or by something shared – shared experience, ethnicity, culture or cultural background, and other factors. Within a geographical community there are likely to be many 'culturally defined communities'.</p> <p>A cultural group is a group of people within a society or community with a shared ethnic or</p>

³ Heritage Council of Victoria, 2019, *The Victorian Heritage Register Criteria and Threshold Guidelines*, revised April 2019.

<ul style="list-style-type: none"> - Are they recognisable by an outside person as a 'community' or group? - Does this community or group exist today? 	<p>cultural background (Macquarie Dictionary 4th edition 2005). The NHL guidance notes that 'shared social organisation, culture and spiritual or other fundamental values are identifiers of a community or cultural group'</p> <p>The difference between a community and a cultural group may be simply one of scale.</p> <p>Particular means 'a specific or identifiable' community or cultural group.</p>
<p>173. What is the nature of their association?</p> <ul style="list-style-type: none"> - What is the extent, duration and continuity of the association? - Is the association a 'direct association' with this place? - Is it a strong and/or special association? - Is it a continuing association? 	<p>Association means the direct and demonstrable connections that exist between people and a place and that reflects a common interest (drawn from the Burra Charter, Article 1.15)</p> <p>Strong means of great force, potency, cogency.⁴</p> <p>Special means of a distinct or particular character; distinguished or different from what is ordinary; usual; extraordinary; exceptional in amount or degree.</p> <p>Strong and special is usually considered in relation to 'significance indicators'.</p>
<p>173. What are the social, cultural and/or spiritual reasons?</p> <ul style="list-style-type: none"> - Why is the association strong or special for each particular community or cultural group? 	<p>These reasons can be represented by significance indicators (see Attachment 3) which serve to elaborate the criteria.</p>

Some other definitions

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place. (Burra Charter, Article 1.10). [Explanatory Note: Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use]

Meanings denote what a place signifies, indicates, evokes or expresses to people (Burra Charter Article 1.16)

Associations (plural) is a term used in the Burra Charter (Article 1.15): Associations mean the connections that exist between people and a place. [Explanatory Note: Associations may include social or spiritual values and cultural responsibilities for a place.]

Modifiers

- There is no restriction on the size of the community or the number of communities that may have an association with the place
- It is not necessary for everyone in a community to value the place or value it equally
- The association and the values arising should be strong, continuing, broadly based and out of the ordinary (beyond 'utility' values), including evidence of use developing into deeper attachment that goes beyond utility value – for example, where:
 - there is a regular or long-term use of/engagement with the place

⁴ Macquarie Dictionary 4th Edition, 2005

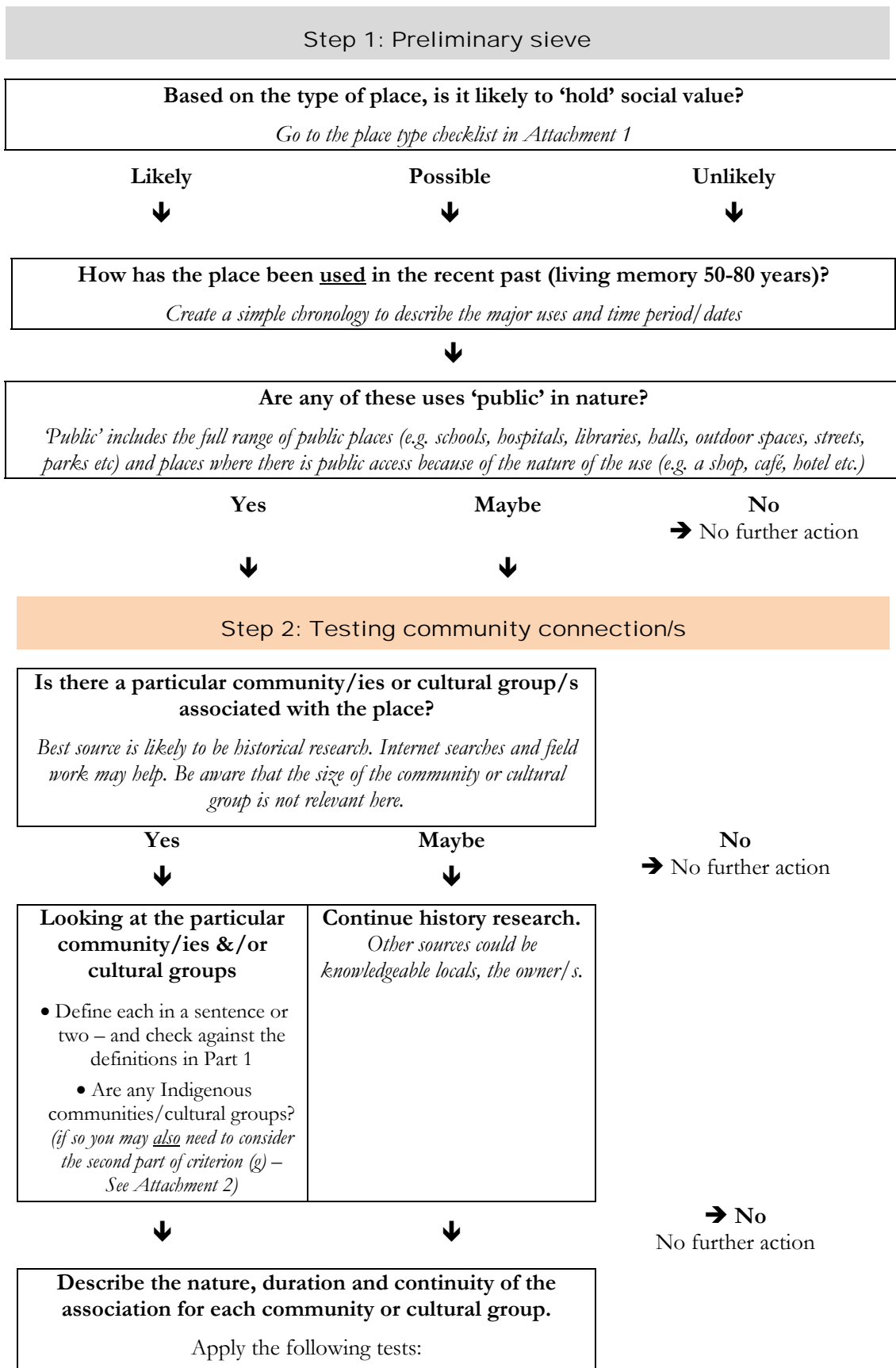
- there is an intense period of use or engagement with the place and that creates a strong connection
- there is an enduring ceremonial, ritual, commemorative, spiritual or celebratory use of the place by that community
- there is a deep sense of ownership/stewardship and/or connectedness to the place or object
- the place symbolically represents some aspect of the past which contributes to a sense of identity for the community.

Exclusion factors can also be useful:

- Where the relationship with the place cannot be established (i.e. there is no evidence of a relationship between the community and the place)
- Where the values are not held very strongly, or where another place or places are more highly valued by the same community for similar reasons
- Where the relationship and the values arising have not been held for a considerable length of time or where the attachment appears to be a short-term response to an event at, or a proposed change to, the place
- Where the place is valued for reasons of amenity or utility value only
- Where the place is valued only in preference to a proposed alternative (e.g. where change is proposed and is being objected to)
- Where the association is not considered to be an association 'beyond the ordinary' or
- Where the value is to a past community or cultural group only (in which case another criterion might be applicable).

It is important to note that values may differ between defined 'communities' and therefore the community or communities that hold the values need to be specified in the statement of significance.

Information or research needed to answer the key questions



- Does the association have ‘duration’?
A rule of thumb could be 25 years to demonstrate transmission from one generation to another, but a shorter period may be acceptable in special circumstances (e.g. Federation Square – City Square)
Duration may be demonstrated through a continuing use, or through active remembrance of the place, connection through activities elsewhere
- Does the association continue today?
If it is a past association, then it may form part of historical significance (criterion (a) and (b) in particular)
- Is there evidence of a strong or special and direct association between the place and the particular community or cultural group?
HCV uses these tests:
 - regular or long-term use of/engagement with the place/object or
 - the enduring ceremonial, ritual, commemorative, spiritual or celebratory use of the place/object.*If the association passes these tests, continue below.*



Based on the preliminary sieves (above) it appears likely that the place will meet criterion (g).
Step 3 requires detailed investigation.

Step 3: Detailed investigation

173.175 **For each community or cultural group write a sentence or dot points on what you know about the nature, duration and continuity of their association.**

173.175 **What additional evidence might you need to understand any aspects of their association/s and the values they hold in relation to this place? What sources might be available to you, or what additional research might you consider?**

Direct methods	Focus groups, discussion groups, meetings
	Interviews, oral history
	Surveys: online, on-site
	Visiting the place with people: walks, back-tos
	Cultural mapping: in person, online (e.g. <i>Participate Melbourne</i>)
Indirect methods	Social media research
	Historical research
	Documents: newspapers, local media, research by others
	Observation

2.3 Analyse the information (evidence) you have collected against the significance indicators. (Significance indicators are like sub-criterion; they suggest reasons why a place might meet the criterion)

2.4 Is there a need for comparative assessment?

Various heritage significance assessment systems propose that there should be a comparison of one place to another to determine if it is more or less significant. This needs to be done in relation to each criterion, in accordance with the *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

In relation to criterion (g), this should compare places that have a strong or special association for the particular community/cultural group (or communities/groups) and for similar or related reasons.

A comparison on architectural styles for example, would not demonstrate the relative significance of a place as part of its association for a community.

Evidence

What evidence do you need? What evidence is insufficient?

The evidence needs to be sufficient to demonstrate the key elements of the criteria and answer the ‘tests’ above. This suggests that each particular community/cultural group needs to be identified, and evidence obtained as to the nature and duration of their association and whether that association has generated feelings of connection that are strong and special.

The methods of data collection should be described and any limitations or issues documented. It is useful to gather evidence from multiple sources, rather than just one source – for example, through an online survey, interviews and observation. In qualitative social research this is described as ‘triangulation’. Using more than one method and different sampling strategies to collect data can help assure the validity of the data. As well, different methods may also help capture different dimensions of the same phenomenon.

Generally, the evidence should come directly from the ‘particular community or cultural group’ however in some circumstances this may not be possible.

Documenting the place

What documentation is needed?

As well as documenting the physical nature of the place and its history – preferably through to the present time – the associations need to be documented in relation to the place. For example, an association may be with just part of the place, or with a wider place or locality, or with a place that has since been demolished.

Statement of significance format

The standard format is shown in the left-hand column, and some key phrases relevant to social significance in the right-hand column:

What is significant?	Typical example
<p>This section of the statement is dedicated to description of the place or object and constitutes statements of fact about size, layout, construction date, designers and builders, materials, and so on. While this section should be brief, usually no more than a paragraph or a series of dot points following a single sentence, there should likewise be no doubt about the elements of the place or object which are under discussion. The paragraph should identify features or elements that are significant about the place. The statement should identify features or elements that are significant about the place as a guide to future decision makers.</p>	<p>The community hall built to a design by xxx in xxx, including the grounds and the large oak tree at the front of the hall.</p> <p>Elements that contribute to the significance of the place include (but are not limited to):</p> <ul style="list-style-type: none"> • The form and scale of the original building, the grounds and the large oak tree at the front; and • Its continuing traditions and use...

How is it significant?	Typical example
This section is the shortest part of the statement and always takes the same form. The place or object is stated to be of historic, rarity, scientific, representative, aesthetic, social and/or associative significance to the State of Victoria.	The (place) is of social significance to the State of Victoria – or to the Municipality
Why is it significant?	Typical example
This part explains the exact nature of the significance claimed in the above section. It is extremely important not to fall back on mere statements of fact which should be in the first section. Rather than saying, for example, that a place or object is the oldest surviving example, the statement should read “the (place or object) is historically important (or significant) as the oldest known surviving example of?”. Significance should never be implied, it should always be explicit.	The place is of social significance as ... (e.g. a community meeting place) that has strong and special associations with the xxx community (or cultural group) for over xxx years. Then refer to the relevant significance indicators and the evidence that demonstrates it has social significance.

Establishing relative significance?

National	NHL guidance says that ‘to be nationally important the community recognition is usually beyond the region or the state’ and asks that there is a link between the place and a ‘uniquely Australian cultural activity’ or a ‘direct association with a nationally important story’.
State	Heritage Council of Victoria guidance (HCV 2019) ⁵ says: <ul style="list-style-type: none"> • a place or object that is of heritage value to wider Victoria has the potential to be recognised as being of state level cultural heritage significance (and may be included in the VHR). (HCV 2019: 3) • on criterion (g) it says tht ‘evidence must be provided for the RESONANCE at the state level of the social value of a place/object ... that is: the social value resonates across the broader Victorian community as part of a story that contributes to Victo’ia’s ident’ty’. This concept is then expanded on further (HCV 2019: 18).
Local	Planning Practice Note 1 (PPN1 2018) says: <ul style="list-style-type: none"> • “‘Local Significance’ includes those places that are important to a particular community or locality.’ (PPN1 2018)

⁵ Heritage Council of Victoria, 2019, *The Victorian Heritage Register Criteria and Threshold Guidelines*, revised April 2019.

Attachment 1: Place type checklist

For a place to have social significance, it needs to have a strong or special association with a community or cultural group (or several), and that association needs to be able to be demonstrated.

A simple sieve might be – is the place private or public or quasi-public. A house for example is typically a private place and while many families may have lived there over time, it will not have an associated community or cultural group (in terms of the definitions above). However, a house that became a school will have had an associated ‘community or cultural group’ at that time.

A version that was developed for the national program of Comprehensive Regional Assessments for the development of Regional Forest Agreements is offered below.

1 Important to a community as a landmark, marker or signature

Specific significance indicators:

- Landmarks
- Signature places and icons - places used to symbolically represent a locality or community
- Locational markers - places that mark where you are in a landscape/locality and places that figure as landmarks in daily life
- Understanding history and environment ("our place in the world") - special and unusual features that help explain the local environment in all its diversity

Likely place characteristics:

Named landscape or built features

Entry or centre points of a locality

Place used as community signature

2 Important as a reference point in a community's identity or sense of itself

Specific significance indicators

- Strong symbolic qualities which define a community
- Spiritual or traditional connection between past and present
- Represents (embodies) important collective (community) meaning/s
- Association with events having a profound effect on a community
- Symbolically represents the past in the present (connects the past and the present)
- Represents attitudes, beliefs, behaviours fundamental to community identity

Likely place characteristics

Mythological sites

Places where continuing tradition/ceremony is practiced or where tradition is passed on

Places where the continuity/survival of a community is celebrated

Places where a community's identity has been forged such as disaster sites, foundation places, seminal events in a community's life

3 Strong or special community attachment developed from use and/or association

Specific significance indicators

- Essential community function leading to special attachment
- Longevity of use or association including continuity to the present

Likely place characteristics:

Places providing essential community functions such as schools, halls, churches

Community meeting places (of all types)

Places defended at times of threat (to the place) for reasons of attachment not just function

Places with a long tradition and continuity of community use or access.

Proposed place type checklist

Place type	Comment	Likely	Possible	Unlikely
Cemeteries	Ritual or ceremonial use	x		
Church, temple, other place of worship	Ritual or ceremonial uses	x		
Commercial office	Work places			x
Community centre, neighbourhood house, local learning centre	Places of social congregation		x	
Corner store, general store	If served as a community meeting place		x	
Council chambers, town halls and	Places of public decision-making	x		
Disaster, loss and suffering – shipwrecks, massacre sites, bushfires, floods etc	Places associated with human loss and suffering		x	
Dreaming/creation sites, songlines, major stories/events	Places linked to community identity	x		
Hospital, clinic	Community services/facilities		x	
Hotel	Places of social congregation	x		
House	Private residence			x
Industrial complex	Work places		x	
Memorials, including war memorials (<i>where there is a continuing use, annual event etc that involves an associated community or cultural group</i>)	Ritual or ceremonial use	x		
Migrant hostels/camps	Places of internment	x		
Museums and libraries	Community services/facilities		x	
Parks, recreation areas, picnic areas, swimming pools, camp sites	Community meeting place	x		
Parliament	Places of public decision-making	x		
Police and fire stations	Community services/facilities		x	
Post office	Long tradition of community use and activity		x	

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Place type	Comment	Likely	Possible	Unlikely
POW/alien camps	Places of internment		x	
Prison, remand centre, reformatory, orphanage	Places of internment		x	
Protest sites	Places of public decision-making		x	
Public hall	Long tradition of community use and activity	x		
Quarantine stations	Places of internment		x	
Restaurant, café <i>(only if long established & a cultural icon)</i>	Work places Places of social congregation		x	
Retail shop, department store <i>(only if long established & a cultural icon).</i>	Work places			x
Shops: some types of shops also serve as places of social congregation and exchange e.g. milk bars, general stores, banks	Places of social congregation			
School, university, college	Places of education		x	
Social and community service clubs or groups – RSL, Elderly Citizens, clubs based on ethnicity etc	Places of social congregation	x		
Street, lane, arcade	Public spaces		x	
Theatre, cinema, performance space	Places of social congregation		x	
Town hall	Places of civil ceremony		x	
Utility services: substations, pumping station etc.				x

Notes:

1. With 'long tradition of community use and activity', the use or activity that has created the association may be quite 'ordinary' or everyday
2. Places of all types defended at times of threat (to the place) for reasons of attachment not just function may have social values.

Attachment 2: Significance indicators

This attachment includes significance indicators drawn from Australian states and territories that have developed guidance on applying the social value criterion. CRA refers to Comprehensive Regional Assessments, a series of projects undertaken by the Commonwealth and certain state governments in the 1990s. Victoria does not have specific significance indicators in the current HCV guidance (2019).

These may not represent all of the specific indicators that may be relevant in the assessment of a particular place, and there is considerable overlap between the indicators reflecting the way that each state or territory has encompassed and adapted them.

Indicator	State/Territory
Important to the community as a landmark, marker or signature	CRA 1 + QLD
An iconic and landmark place which the community frequently uses as a place of reference, including as a meeting place	ACT (place type)
Important to the community as a key landmark (built feature, landscape or streetscape) within the physical environment of Tasmania	TAS
Important to the community as a landmark within the social and political history of Tasmania	TAS
Important as a reference point in a community's sense of identity	CRA 2
Important to a community's sense of place	NSW
Contribute to a community's sense of identity	NSW
Important as a place of symbolic meaning and community identity	TAS
Associated with events having a profound effect on a particular community or cultural group	QLD
A place is valued as the site of an event which has had a profound effect on a community or cultural group	ACT
Symbolically representing the past in the present	QLD
Important in linking the past affectionately to the present	TAS
The site symbolically represents some aspect of the past which contributes to a sense of identity for the community or a cultural group	ACT
The community or cultural group has a deep sense of ownership/stewardship and/or connectedness to the place or object	ACT
An activity or meeting venue valued for its long association with community life	ACT (place type)
A place of essential community function leading to special attachment	CRA 3 + QLD
A popular meeting or gathering place	QLD
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums, etc.)	TAS
Important as a place of public socialisation	TAS
Other indicators	
The community or a cultural group gathers for ritual or ceremonial purposes or for social or cultural (including recreational) interaction	ACT
Places and objects associated with Aboriginal people's ritual and ceremonial practices	ACT (place type)
A place which offers a valued customary experience	QLD

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Indicator	State/Territory
A place of ritual or ceremony	QLD
Important for its associations with an identifiable group	NSW
Esteemed by the community for their cultural values	NSW
If damaged or destroyed would cause the community a sense of loss	NSW

A4 SOCIAL VALUE ANALYSIS

Places assessed in the Hoddle Grid Heritage Review were considered against the ‘social value checklist’ (Appendix A3). **Step 1** of the social values checklist is the preliminary sieve and considers if a place may have possible or likely social values based on the type of place and use. A selection of places proceeded to the next step.

Step 2 of the social value checklist involves testing of the community connections for those places where social values were considered Possible or Likely. This was done by:

- considering the history (as documented in the citation) and present use/s to identify communities or cultural groups with a potential connection;
- seeking out information from online sources that might help confirm and elaborate potential associations or demonstrate that these connections do not or no longer exist.

Where a place was assessed as having strong associations with cultural group/s, full social value analysis was incorporated in ‘Community Connections’ in each place citation. Further to the two-step approach above, direct engagement with associated communities or cultural groups was carried out for the potential places on an as-needed basis.

Assisted by the ‘social value checklist’, the peer review determined that, among 12 places identified in the pilot stage and 2017-18 as having potential social value, three places (295-305 King Street, 2-18 Ridgway Place and 124-130 Russell Street) meet the threshold for social significance at the local level. Further research was carried out for two potential places (111-123 Queen Street and 263-267 William Street) to strengthen the argument for Criterion G.

The table below contains the list of all places and research notes for places considered or fully assessed for their social value as part of HGHR. The factors considered in the assessment of Criterion G are described under four column headings which correlate with the successive steps in the process:

- Step 1: Preliminary sieve – sorted into categories ‘Possible’, ‘Likely’ or ‘Unlikely’ considering the place type/s and recent use/s.
- Step 2 Community connections – details of identified cultural groups, and/or nature and duration of the connections for ‘Possible’ or ‘Likely’ places.
- Associations – further research notes on nature, duration, continuity of the associations, if any.
- Social significance (Criterion G) – draft (based on indicative values) or final (after full assessments) statements with additional notes where relevant.

Individual places

Individual pre-1945 places

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
1.	Grange Lynne Pty Ltd	183-189 A'Beckett Street MELBOURNE VIC 3000	Former factory – work place. UNLIKELY			
2.	Shops, residence and former bank	146-150 Bourke Street MELBOURNE VIC 3000	1884 constructed 3 shops – retail and associated premises – many short-term from history. Bank has been long-term occupancy – 1922 (Bank of Victoria) – but no longer present. UNLIKELY			
3.	Former Malcolm Reid and Co Department Store	151-163 Bourke Street MELBOURNE VIC 3000	Retail and commercial, now residential use. UNLIKELY			
4.	Patersons Pty Ltd	152-158 Bourke Street MELBOURNE VIC 3000	Retail and commercial. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
5.	Shop	171 Bourke Street MELBOURNE VIC 3000	Retail shop. UNLIKELY		<p>The shop was occupied by chemists for over 100 years. The first occupier, E Guthiel, remained at 171 Bourke Street from 1867 to the mid-1870s; later occupiers included: Henry Gamble (mid-1870s-1883); James Lacey (1884-1910s); Bartholomew Farrer (1920s); and H Sutcliffe (1930s-1979) (S&Mc 1875-1942; Age 24 April 1979:42).</p> <p>In 1979, with the closure of Sutcliffe's pharmacy, the original pharmacy shop fittings dating from 1868 were removed from the premises. Only the brass-framed stained-glass windows from c1910 (leadlights above the shopfronts) remain today as a reminder of the old pharmacies (Butler 1984).</p> <p>In the early 1980s, the building was converted to a bank, housing the Statewide Building Society (which became the Bank of Melbourne in 1989) (Age 8 September 1982:28 & Age 3 June 189:4). Today, the building contains a restaurant.</p> <p>If the building was still in use as a pharmacy, it would have been assessed as POSSIBLE social significance, on the basis that pharmacies tend to be long established, they are places where people seek advice – and therefore may feel a stronger association – and where the waiting around that is often involved may indicate that they are a place of social congregation. However, this use ceased nearly 40 years ago.</p>	
6.	Shops	173-175 Bourke Street MELBOURNE VIC 3000	Retail shop. More a landmark building than anything else – corner site. POSSIBLE	Maybe – association with shoppers who have visited shop over decades; a landmark.	<p>Built 1857, served as retail shop since.</p> <p>Shoe shop since the 1890s – Whites Shoes – until 1970s, and then Florsheim Shoes from 1980s to the present.</p> <p>Florsheim Shoes started in Chicago in 1892; it is not known when they came to Australia.</p> <p>Windows filled with shoes would be a familiar and possibly much photographed city element.</p>	<p>The ground floor shoe shop at 173-175 Bourke Street is of potential social significance to Melbournians as a place to shop for shoes for almost 120 years. The windows filled with shoes and its corner location contributes to its importance as a local landmark.</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, due to a lack of a particular and well-defined community/ies or cultural group/s associated with the place.</i></p>
7.	Former Rockman's Showrooms Pty Ltd	188 Bourke Street MELBOURNE	Retail shop. UNLIKELY			
8.	Shop and residences	201-207 Bourke Street MELBOURNE VIC 3000	Longstanding use of two shops as a single retail premises – continuing today. POSSIBLE?	Maybe? – association with shoppers who have visited shop over decades; a landmark	<p>Extract from citation: In the mid-1920s, the shops at 205-207 Bourke Street were purchased by George Mountford, hatter. In 1935, the whole block was also part of the estate of the late G Mountford (RB 1877-1935). The Mountfords, then hatters and now shoe retailers, had occupied three shops at 203-207 Bourke Street at one point until the mid-1930s. Today, the same business remains in the subject building, currently occupying the two shops at 205-207 Bourke Street, interconnected with the neighbouring two shops at 209-211 Bourke Street (RB 1935; MBI 'Bourke Street, 205-207', Ancestry.com).</p> <p>Mountfords – hatters and later shoe retailers – occupied the building from mid 1920s and remain in 205-207 Bourke Street today.</p>	<p>Mountfords at 205-207 Bourke Street is of potential social significance to Melbournians as a traditional retail business offering hats and later shoes for almost a century.</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, due to a lack of a particular and well-defined community/ies or cultural group/s associated with the place.</i></p>
9.	Former Sharpe Bros Pty Ltd	202-204 Bourke Street MELBOURNE VIC 3000	Retail and commercial. UNLIKELY			
10.	Shop and residences	209-215 Bourke Street	Retail and commercial with residences above.			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		MELBOURNE VIC 3000	UNLIKELY			
11.	Former Palmer's Emporium	220 Bourke Street MELBOURNE VIC 3000	Retail and commercial. UNLIKELY			
12.	Former John Danks & Son	393-403 Bourke Street MELBOURNE VIC 3000	Industrial and commercial. UNLIKELY			
13.	Offices	422-424 Bourke Street MELBOURNE VIC 3000	UNLIKELY			
14.	Commercial building	480 Bourke Street MELBOURNE VIC 3000	Interesting and long association as legal offices/chambers (Emmerton) and later others; but now a variety of uses. This is a key aspect of its historical significance. UNLIKELY			
15.	Former Victorian Amateur Turf Club	482-484 Bourke Street MELBOURNE VIC 3000	Built for the Victorian Amateur Turf Club (later known as the Melbourne Racing Club); they occupied the property for over 30 years, selling to the National Bank in 1958. This is a key aspect of its historical significance. UNLIKELY			
16.	Warehouse	1-5 Coverlid Place MELBOURNE VIC 3000	Built as a store for a hotel; in 1920 purchased and adapted for use as offices and a meeting room by the Total Abstinence Society (they had a Temperance Hall at 170-172 Russell Street). This long-			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
			term use possibly ceased in 1950s. UNLIKELY			
17.	Warehouse	11-15 Duckboard Place MELBOURNE VIC 3000	UNLIKELY			
18.	Shops, I and office	7-9 Elizabeth Street MELBOURNE VIC 3000	UNLIKELY			
19.	Excelsior House former Excelsior Chambers	17-19 Elizabeth Street MELBOURNE VIC 3000	UNLIKELY Many interesting uses over time; today primarily residential.			
20.	Former Universal House	25 Elizabeth Street MELBOURNE VIC 3000	Interesting Hordern connection which ended in 1-56 - an aspect of historical significance. UNLIKELY			
21.	Former Cassells Tailors Pty Ltd	341-345 Elizabeth Street MELBOURNE VIC 3000	This section of Elizabeth Street has been a focus of motorcycle retailing since the 1960s/70s – perhaps earlier. Perhaps ephemeral and unable to be controlled via planning scheme. POSSIBLE	Maybe – motorcyclists.	Unlikely – the research revealed the building's connection with the motorcycles/bikies dates from the 1990s, which is not particularly long, in comparison to other buildings in that section of Elizabeth Street that has b'en 'motor show'oms' or alike since the early 20th century.	
22.	Former Morris House	114-122 Exhibition Street MELBOURNE VIC 3000	Office. UNLIKELY			
23.	Warehouse	353 Exhibition Street MELBOURNE VIC 3000	UNLIKELY			
24.	Swiss Club of Victoria	87-89 Flinders Lane	Former warehouse. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		MELBOURNE VIC 3000				
25.	Former Bank of New South Wales	137-139 Flinders Lane MELBOURNE VIC 3000	Established and served as a bank for many years. Currently an art gallery. POSSIBLE	Maybe – bank customers and staff until mid-1980s; Gallery customers 1989-present.	Both the original and past use – as a bank – and the current use as an art gallery for almost 30 years – are places which attract a wide variety of visitors/customers, often on a regular basis. The association is likely to be with the clientele of the bank and later the gallery, and with staff. From online images, the entry and main banking area appears to remain as the gallery area. The building interior has not been inspected.	Of <u>potential</u> social significance for its long association with the clientele of the current gallery and previously the bank, both serving as places of social congregation and exchange. <i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</i> <i>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</i>
26.	Former Gordon Buildings	384-386 Flinders Lane MELBOURNE VIC 3000	UNLIKELY			
27.	Flinders Street Railway Viaduct	Flinders Street (Queen street to near Spencer Street) MELBOURNE VIC 3000	Railway infrastructure. UNLIKELY			
28.	Dreman Building	96-98 Flinders Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
29.	Former Sunday School Union of Victoria	100-102 Flinders Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
30.	Epstein House	134-136 Flinders Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
31.	Wilis' Building	490 Flinders Street MELBOURNE VIC 3000	Retail and residential – recent use as restaurant. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
32.	CitiPower former Melbourne City Council substation	23-25 George Parade MELBOURNE VIC 3000	Electricity substation. Utility services building. Publicly owned but no public access; did not serve as a daily workplace therefore unlikely to have a work-based group with strong or special associations. UNLIKELY			
33.	Former Zander's No.2 Store	11 Highlander Lane MELBOURNE VIC 3000	UNLIKELY			
34.	Warehouse	11A Highlander Lane MELBOURNE VIC 3000	UNLIKELY			
35.	Former Melbourne Shipping Exchange	25 King Street MELBOURNE VIC 3000	Primarily office use; built for the Melbourne Shipping Co which occup54ictobldg. until 1913; later owned by Cody family for long period with multiple tenants. UNLIKELY			
36.	Warehouse	26-32 King Street MELBOURNE VIC 3000	UNLIKELY			
37.	Warehouse	171-173 King Street MELBOURNE VIC 3000	UNLIKELY			
38.	Former factory	203-207 King Street MELBOURNE VIC 3000	UNLIKELY			
39.	Great Western Hotel	204-208 King Street MELBOURNE VIC 3000	Strong likelihood of social values as a pub – see other hotel examples for research ideas. POSSIBLE	General hotel patrons.	No record of a particu'ar 'g'oup' at the pub but when it closed 2 years ago there was significant online backlash (articles and social media). Interestingly, people protesting closure tended to be younger generation upset about the closure of corner pub as a typology, and because it was an affordable, accessible place for people from different classes, rather than necessarily being patrons themselves. From what I read, patrons were older, from more working-class backgrounds (not well represented in articles or social media commen-s) - the pub was appreciated as an unpretentious place where you could buy cheap food and beer.	The former Great Western Hotel is of social significance for its long connections with the city, serving as a social meeting place for a diverse clientele for more than 150 years. For city workers,

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>Great Western Hotel, formerly known as Star of the West Hotel was Established in 1864, the Great Western Hotel continuously served as a town pub for over 150 years until its recent closure in 2017. In the latter decades of the twentieth-century the hotel was known as a venue offering affordable food, including 'legendary dim sim bolognaise' and \$2 a head pub meals in the 1970s (Age 31 May 1991:2; Age 22 July 1975:17). The Great Western Hotel was closed in March 2017. A newspaper article in the same year stated that the 'pub has been a long-term haunt for barristers and solicitors from the nearby court district, and journalists covering courts and crime' (Age 25 January 2017). Approval for partial demolition of the building and construction of a 26-storey tower was granted in 2017 (Age 25 January 2017).</p> <p>The Tanner family operated the Great Western Hotel from 1894 to 1920. Thomas Tanner was born in Bately, Yorkshire, England in 1854 (FreeBMD 1854:375). In the 1890s, Thomas Tanner, an active Freemason, was involved with a number of mining syndicates, including the South Lone Hand Extended mine and the Coramba Queen Gold Mining Company. Meetings of both companies were held in the Great Western Hotel (Age 27 June 1895:7; Age 1 October 1896:7). Tanner was nominated for the position of City Assessor for the Bourke Ward in 1906 and remained in this role until his death in 1909 (Age 24 September 1906:6; Argus 16 August 1909:1; Herald 20 August 1909:6). After Thomas' death, his wife Catherine Tanner continued to operate the Great Western Hotel until her death in 1920 (Argus 6 September 1920:1).</p> <p>Online research</p> <p>Online forums and articles found during the research involve:</p> <ul style="list-style-type: none"> • Reddit, 2017, More dodgy facad-sm - and Melbourne loses another -ub - Great Western Hotel, https://www.reddit.com/r/victoria/comments/6kc5q5/more_dodgy_facadism_and_melbourne_loses_another/ • Foursquare, last review 24 September 2013, https://foursquare.com/v/great-western-hotel/4b909d8af964a520479233e3 • Facebook page: Great Western Hotel, https://www.facebook.com/pages/Great-Western-Hotel/158675124159389 • Herald Sun, HERITAGE CBD PUB SAVED FROM DEMOLITION, https://myaccount.news.com.au/sites/heraldsun/subscribe.html?sourceCode=HSWEB_WRE170_a_GGL&mode=premium&dest=https://www.heraldsun.com.au/n55victoria/great-western-hotel-in-melbourne-cbd-saved-from-demolition-by-developers/news-story/9dda5c3d79d9937626b9646e68e36b39&memtype=anonymous • Melbourne Heritage Action, January 23 2017, HELP SAVE THE GREAT WESTERN HOTEL, https://melbourneheritage.org.au/2017/01/23/help-save-the-great-western-hotel/ • Age, 29 June 2017, Apartments to replace another Goldrush-era Melbourne pub facade set to stay, https://www.theage.com.au/victoria/apartments-to-replace-another-goldrush-era-melbourne-but-facade-set-to-stay-20170629-gx1426.html • Public, 3 July 2017, HUMBLE GREAT WESTERN TO GROW 26-STOREY TOWER, https://public.com.au/humble-great-western-grow-26-storey-tower/ • CBD News, 2 August 2017, Great Western Hotel to go, https://cbdnews.com.au/great-western-hotel-go/ • 04 July 2017, Is faux heritage the future?, https://blogs.crikey.com.au/theurbanist/2017/07/04/faux-heritage-future/ 	and the legal and media fraternity, the Great Western Hotel served as a place to meet, socialise and share stories. Regarded as 'old-fashioned', it attracted a clientele seeking the simple traditional pub-style – a bar, good beer, and simple, modestly-priced food. Closure of the hotel in October 2017 was marked by many regulars with farewell visits and online posts expressing a strong sense of connection to the hotel and an appreciation of its ambience, offering a traditional pub style then rare amongst city hotels. (Criterion G)
40.	Former Paramount House	256-260 King Street MELBOURNE VIC 3000	Office. UNLIKELY			
41.	Former Koorie Heritage Trust building and Zander's No.2 Warehouse	295-305 King Street MELBOURNE VIC 3000 (now demolished)	Aboriginal social and other values as former Koorie Heritage Trust (KHT) building, originally purchased for an Aboriginal women's organisation. Aboriginal cultural organisation serving Victorian Aboriginal people. Significant educational and	Victorian Aboriginal community. Wurundjeri.	<p>Koorie Heritage Trust (KHT) moved out of the building in 2015. Wurundjeri Elder Ron Jones has mentioned it numerous times as an important place. He states that the building was purchased by the State Government to accommodate an Aboriginal Women's Association – this may be linked to its purchase in 1968 by the Education Dept – or be post 1974 when the Education Dept moved out?</p> <p>Koorie Heritage Trust was established in 1985 when Uncle Jim Berg, Ron Castan, and Ron Merkel sued the University of Melbourne and the Museum of Victoria for the return of their collections of Indigenous cultural material. They wanted to ensure that the Indigenous community had access to their cultural heritage material <Wikipedia>. Note that the KHT website is more circumspect in its description of the KHT origins.</p> <p>The KHT has a history section–on its website - http://kooierheritagetrust.com.au/about-us/history/ - which notes that KHT took up residence here in 2003, moving to its current location in Federation Square in 2015. It notes that: "Our many friends, supporters and community members still fondly remember our King Street home.</p>	The former Koorie Heritage Trust building at 295-305 King Street is of social significance to Aboriginal people and organisations across south-eastern Australia as the first 'permanent' home for the Trust, an organisation which has played a significant role in asserting Aboriginal identity and expressing traditional and contemporary culture. This first real home for KHT is remembered as an important and formative place that enabled the

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
			<p>public activities were offered from this building. KHT moved.</p> <p>LIKELY</p>		<p>A central replica scar tree that rose from the ground floor reaching almost to the second floor, provided a metaphorical anchor to the building. Cast from a latex mould of the original tree located on Ebenezer Mission Station, the replica tree was created c.1988 for “Koorie”, the Trust’s first major exhibition at Museum Victoria.”</p> <p>“The design of our spaces at Federation Square continue to pay tribute to our time at King Street. In designing our new spaces, Lyons Architecture working with Indigenous Architecture and Design Victoria (IADV), incorporated original design features from King Street into the fabric of our new spaces as memories of our past.”</p> <p>“These original design features include the original metal trees from the ground and first floor permanent exhibition space at King Street, the boomerang design decal on the entrance doors, and Bunjil the creator, which perched atop the replica scar tree. There were other design features of the King Street building that we were unable to bring with us including particularly the replica tree. As a memory of the tree, IADV’s Jefa Greenaway designed a table in the shape of a canoe referencing the scar.</p> <p>In the King Street building, key spaces were also named after people who were a part of the history of the Trust, either an Elder or a highly respected supporter. These people and their memory remain important to us and while we are currently looking at renaming our new spaces using the original names, the people who are honoured are remembered below.”</p> <p>From 1988 t’ 1997 the Trust’s permanent exhibition and Keeping Place, Koorie, was open to the public in the former Museum of Victoria. In 2004 the Trust moved into new premises at 295 King Street, where its Cultural Centre contains a permanent exhibition, art galleries, educational facilities, a library and resource centre, a large multipurpose area and a retail ‘hop. The Centre’s motto is Gnokan Danna Murra Kor-Ki (Give me your hand my friend) and Bridge the Cultural Gap.</p> <p>(Reference: Jim Berg And Angela Bishop, Koorie Heritage Trust Inc. in eMelbourne, accessed 12.6.2018.)</p>	<p>creation of an Aboriginal-directed central city focus for Aboriginal culture, stories, history and art. The incorporation of design elements from the King Street premises into the new premises at Federation Square demonstrates the important meanings and memories that remain connected to the King Street building. (Criterion G)</p>
42.	Former Walton and Scott engineering works	307-309 King Street MELBOURNE VIC 3000 (now demolished)	<p>Built for and associated with small scale manufacturing (brass workers and engine-rs) until 1960 - historical importance; since refurbished with new uses.</p> <p>UNLIKELY</p>			
43.	Turn Verein Hall	30-34 La Trobe Street MELBOURNE VIC 3000	<p>Community service club – membership based: Associated with German migration and establishment of cultural facilities. Place of social congregation for this community from 1871-1906.</p> <p>POSSIBLE</p>	<p>Maybe – longstanding connections with two community/cultural groups, both of which survive in some form.</p>	<p>Used by the Grand United Order of Oddfellows (GUOOF) from 1906 until the 1960s. Again, used as a place of social congregation.</p> <p>Uses between 1960s-1998 not known.</p> <p>In 1998 converted to residential apartments.</p> <p>Turn Verein Society amalgamated with another German organisation in c1915 to form Club Tivoli-Deutscher Verein. This organisation continues today in other premises.</p> <p>The GUOOF merged with Manchester Unity in 1985 (another Oddfellows society). Australian Unity as an entity was formed by the merger of the Australian Natives’ Association Friendly Society (ANA) and the Manchester Unity Independent Order of Oddfellows (Manchester Unity) in Victoria in 1993.</p>	<p>Turn Verein Hall is of <u>potential</u> local social significance for its long associations with two significant Victorians community organisations – Club Tivoli and GUOOF. Over a period of around 90 years, this building served as a place of congregation, supporting cultural, social, ritual and celebratory activities. Turn Verein Hall may represent important shared meanings for either or both of the organisations that continue today or for their members. The building may serve as a traditional connection back to the roots of either organisation and thereby contribute to a sense of collective identity. (Draft Criterion G – based on indicative values)</p> <p><i>Research on the social values of this place has been inadequate to justify the</i></p>

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						<p><i>application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</i></p> <p><i>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</i></p>
44.	Former Duke of Kent Hotel	293-299 La Trobe Street MELBOURNE VIC 3000 (now demolished)	Hotels serve as important social/community meeting places. POSSIBLE	Former hotel patrons including former Argus staff. Strong links to 'New Theatre' group which was behind the hotel/ in the beer garden of hotel – hotel also used as a drinking and meeting place.	<p>The Duke of Kent Hotel served as a public drinking house from 1851 until it closed in 2015. The Duke of Kent also offered accommodation, although the number of rooms is not known. When the owner and licensee applied to continue the licence and proposed a major redevelopment in 1927, 'Licensing Inspector Walsh said that the present building was unsatisfactory. He thought that an hotel in the city should have more extensive accommodation than was now provided at the Duke of Kent Hotel' (Argus, 1 November 1927:13). The 1928 redevelopment resulted in a three-storey hotel being constructed to replace the 1851 single storey premises.</p> <p>An adjoining building – a warehouse built in c1928 – was incorporated into the hotel premises probably around 1959. Prior to that the upper storey of the warehouse had served as a performance venue for the New Theatre from 1937-1939 (their first performance venue since the formation of the group); the space was condemned in 1939 and it is assumed may have been unused until the whole warehouse was incorporated into the hotel.</p> <p>New Theatre was a radical group who were known for political plays and debates etc, especially their opposition of fascism in lead up to WWII. Hosted first Australian performance of a Bertold Brecht play.</p> <p>Hotels have and continue to play a distinct role in Australian social and cultural life. J.M. Freeland described hotels 's constituting 'one of the most socially significant, historically valuable, architecturally interesting, and colourful features of Australian society' (REF). While privately owned, hotels serve as communal spaces for the consumption and sale of alcohol, and as providers of accommodation. Hotels also generally offer food, ranging from a simple 'counter' lunch (literally eaten at the counter or bar) to a formal dining rooms to fine dining.</p> <p>Hotels are 'licenced premises' and how they operated was shaped by changing licencing requirements over time. For example, from the early years of the twentieth century there was a statutory limit on the number of hotels in a defined district. At the time of the major refurbishment of the Duke of Kent Hotel in 1928, there were around 100 hotels in Central Melbourne.</p> <p>The Duke of Kent is said to have the oldest continuous [sic] licence in Melbourne, first granted for another city location in 1843" (SMH, 9.7.2014).</p> <p>Within the city – and elsewhere – hotels are commonly located on a corner site, offering different entrances into specific internal spaces – the main bar, a lounge bar, a ladies' lounge. The Duke of Kent appears to have been a relatively traditional hotel, offering a variety of drinking spaces – public bar and ladies lounge – and accomod'tion.</p> <p>Melbourne's hotels, like the Duke of Kent, have and continue to provide informal meeting places to a wide range of community and professional groups, and important to sport, literature, politics and bohemia (Hotels, eMelbourne). Most hotels have a regular clientele or 'community'. The Duke of Kent has had a work-place based community for many years: the Duke of Kent facebook page illustrates many work-related gatherings and farewells (Duke of Kent Hotel, Facebook).</p> <p>The Herald Sun 's column 'Desperately Seeking' provides a snapshot of recent reunions planned for the Duke of Kent:</p> <ul style="list-style-type: none"> • ANZAC Day gatherings • The Duke of Kent and staff of the Argus <p>Comparisons: newspapers and hotels</p> <p>Staff at the other major Melbourne newspapers – The Age, Herald and Weekly Times and the Sun Pictorial – had their own favourite hotels. The Phoenix Hotel (82 Flinders Street) was the favoured watering hole for Herald staff; once owned by Collingwood football legend Lou Richards, the site is now occupied by the Phoenix Apartments. The Sun was published from the same offices in Flinders Street, and it is assumed staff also went to the Phoenix. The Age offices were in Collins Street until 1969, and staff were known to drink at the Australia Hotel (demolished in 1989).</p> <p>Charmaine Clift and George Johnston</p>	<p>The Duke of Kent Hotel is socially significant for its strong and enduring connection with former staff of The Argus newspaper. It is remembered as the favoured 'watering hole' of Argus staff, possibly from the late-1920s when the Duke of Kent Hotel was rebuilt as a three-storey hotel, close to the newly established and purpose-built Argus offices. Stories told about the place by Argus staff reveal they regarded the Duke of Kent Hotel as a 'second office', using the hotel to socialise, have an 'after work' drink, as a place to meet with contacts for stories, and to plan projects, doing editing and generally 'chew the fat'. Reunions of Argus staff have continued from 1958, one year after the Argus closed, through to 2017, and most reunions have been at the Duke of Kent. (Criterion G)</p>

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					<p>Charmaine Clift joined the Argus in 1946 and met the war correspondent George Henry Johnston. Their employers disapproved of their relationship and three months later both were summarily dismissed. (http://adb.anu.edu.au/biography/clift-charmian-9764)</p> <p>‘One of Australia’s greatest writers, George Johnston, conducted his affair with his colleague and literary collaborator, Charmian Clift, in its rooms in the 1940s.’ (Herald Sun 28.8.201).</p> <p>References</p> <ul style="list-style-type: none"> • ABC News 2012, Tim’line: the women’s movement, accessed on 18.2.2019 at <https://www.abc.net.au/news/2012-03-08/timeline3a-the-women27s-movement/3873294> • The Freeland quote is from emelbourne – it is probably from this publication ... the book is at one of the Moreland Libraries if someone–wants to check - 728.594 FRE • Freeland, J.M. 1966, The Australian pub. Melbourne University Press, Carlton, Vic. • Jim Usher, Interview, 16 February 2019. • Peter Gill, Interview, 16 February 2019. • ‘arney, S 2014, ‘If you want to aim high, com’ up with a plan’, Herald Sun (Melbourne, Australia), 28 Aug, p. 45, (online NewsBank). • Usher, Jim (editor) 2007, The Argus: Life and Death of a Newspaper, Australian Scholarly Publishing Pty Ltd, North Melbourne, Vic. • Hotels, eMelbourne: the city past and present, accessed on 3.2.2019 at http://www.emelbourne.net.au/biogs/EM00727b.htm • Duke of Kent Hotel, Facebook, accessed on 10.2.2019 at http://www.facebook.com/pages/Duke-of-Kent-Hotel/130529510328966. 	
45.	Melbourne House	354-360 Little Bourke Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
46.	Former Printcraft House	428-432 Little Bourke Street MELBOURNE VIC 3000	Investigate use and associations up to the present in relation to Danish Club. Have they always been here - and previous premises? What might these premises express about the club and its activities? This may be limited to internal spaces? POSSIBLE	Maybe – Danish Club.	Unlikely – Danish Club only took up residence in building in 2014. Club is over 125 years old however had previously been housed on Beaconsfield Pde in Middle Park for most of that time. Appears as though the Club only occupies part of subject site.	
47.	Downs House	441-443 Little Bourke Street MELBOURNE VIC 3000	Former warehouse. UNLIKELY			
48.	Shop	37 Little Collins Street MELBOURNE VIC 3000	UNLIKLEY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
49.	Former Wenley Motor Garage	39-41 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			
50.	Former Craig, Williamson Pty Ltd complex	57-67 Little Collins Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
51.	Shocko House, former Godfey's Building	188-194 Little Collins Street MELBOURNE VIC 3000	Godfreys Buildings, built in 1901 with variety of occupants; purchased by CoM in 1959 and used in association with the adjoining substation until its sale in 1996. The name 'Shocko House' dates from then; now residential and shops/food outlets. UNLIKELY			
52.	Collins Gate	377-379 Little Collins Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
53.	Former Law Institute House	382 Little Collins Street MELBOURNE VIC 3000	Historical association with Law Institute of Victoria. UNLIKELY			
54.	Henty House	499-503 Little Collins Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
55.	Warehouses	577-583 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			
56.	Commercial building	582-584 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			
57.	Former Melbourne and Metropolitan Tramways Building	616-622 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
58.	Warehouse	34-36 Little La Trobe Street MELBOURNE VIC 3000	UNLIKELY			
59.	Warehouse	27-29 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
60.	Residences	120-122 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
61.	Former Tuberculosis Bureau	364-370 Little Lonsdale Street MELBOURNE 3000 (now demolished)	UNLIKELY			
62.	Shops	470-472 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
63.	Residences	474 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
64.	Shops and residences	53-57 Lonsdale Street MELBOURNE VIC 3000	Place of social congregation. LIKELY	Maybe – associated communities: Melbourne community and Italian community	Restaurants/cafés since 1901, initially in 55-57, then from 1922 in 53-57. Associated with Italian families from 1901, including well known restaurant families – Molina family; David Triaca (1964-1984) trading as Café Latin; and Bill and Cheryl Marchetti (1984 -2001) trad'ng as Marchetti's Latin restaurant. Remains as two cafes today. Upstairs has probably been residential throughout the history of the building. Cafes – 2 in main building, one in rear extension. Continuous use as restaurants/cafes since 1901, and from 1901 to at least 2001 as an Italian restaurant, under various ownerships and names, including by some of Melbourne's best known Italian restaurateur families. Continuous association with Italian restaurateurs. Community.	53-57 Lonsdale Street is of <u>potential</u> local social significance for its long association with Italian restaurants and their clientele for nearly a century (1901-2001), including some of Melbourne's most influential Italian restaurateurs who introduced new cuisines and dining styles to Melbourne. Restaurants such as Triaca's Café Latin (located in these premises from 1964 to 1984 but first established in c1920 as a wine shop at 206 Exhibition Street) and then continu'ng as Marchetti's Latin (1984-2001) are traditional Melbourne dining venues, serving generations of Melbournians and reflecting the celebrated 'Italianisation' of food and wine culture during the twentieth century. (Draft Criterion G – based on indicative values)

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						<p>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</p> <p>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</p>
65.	Shops and offices	359-363 Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
66.	Warehouse	410-412 Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
67.	Former Andrew Jack, Dyson & Co Pty Ltd	594-610 Lonsdale Street MELBOURNE VIC 3000	Former factory. UNLIKELY			
68.	Former Kantay House	12-18 Meyers Place MELBOURNE VIC 3000	Former factory. UNLIKELY			
69.	The Waiter's Restaurant	20 Meyers Place MELBOURNE VIC 3000	Italian restaurant opened quite early. Place of social congregation. POSSIBLE	Yes – associated communities: Patrons of the restaurants, potentially including Italian waiters.	<p>Associated with: migrant culture, alcohol licensing laws (they sold alcohol after hours) and its use by many high-ranking Victorians (such as parliamentarians and lawyers) due to its proximity to top end of town and its discrete nature. Place was also site of infamous seige. The downstairs bar which operated until the other year (has since been replaced by other bar) had won architectural awards and was a key place in the revival/format'ion of Melbourne's laneway bar culture.</p> <p>The Italian Waiters Club, opened in 1947, was established as a place for waiters, mainly of Italian, Spanish and Greek backgrounds, to come together and eat, drink and play cards after finishing work at their respective restaurants. The owner clandestinely sold alcohol to patrons, at a time when selling alcohol after 6.00pm was illegal in Melbourne. Fitted out with a kitchen in the 1950s, the restaurant became infamous for its clientele, which included politicians, police, journalists and gangsters, due to its isolated location and discreet nature (Cody 2018).</p> <p><u>W R (Wally) Crichton</u>, owner 1952-1959, occupier 1945-c1955:</p> <p>It is likely the Italian Waiters Club was established by Wallace (Wally) Roy Crichton, a well known Melbourne caterer, who owned the building from 1952 to 1959, and whose business occupied the building from 1945 to c1955. Crichton also owned a number of pastry shops in the suburbs in the 1930s and 1940s (Argus 24 July 1945:4).</p> <p>In the 1930s, Crichton advertised his services as 'caterer and hirer' for weddings, dinners and socials, with 'marquees, chairs, crockery etc' for hire from Anzac Hall in Collins Street (Herald 2 December 1933:38; Herald 28 May 1935:18).</p> <p>During the economic depression of the 1930s, Crichton, then president of the Flemington and Kensington branch of the All-For-Australian League, organised a soup kitchen from the Kensington Town Hall that provided about 100 meals a day, mostly to school children (Herald 6 August 1931:12).</p> <p>Crichton was a Melbourne City councillor for the Hopetoun Ward from 1945 to 1954, and was elected general president of the Victorian Chamber of Catering Industries in 1948 (Advocate 19 November 1945:2; Argus 27 August 1954:1; Argus 6 December 1948:3).</p>	The Italian Waiters Club is of social significance for its strong and enduring associations as a Melbourne eating institution, made famous by its 'secret' location, unlicensed drinking, the casalinga style of cooking and as a place to see many renowned Melburnians – politicians, journalists and sometimes underworld figures. It is an important place of informal social congregation for Melburnians, initially created as an informal club by waiters seeking a place to socialise after work, but soon becoming a highly desirable place to those 'in the know', with its anonymity forming part of the attraction. Its social significance is evidenced by its regular, long-term and continuous use as a casalinga style restaurant and informal

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>An avid supporter of the Essendon Football Club, Crichton served the club continuously, sometimes in multiple roles, for an unbroken period of 34 years. Crichton was wounded in World War One and lost a leg. This ended any ambition of playing football but instead he became a successful and long-serving club administrator. He was appointed Essendon president 1941 and held the position until his death in 1959. As a mark of the esteem with which Wally Crichton is held, the Essendon Football Club's best and fairest award was renamed the Crichton Medal in his honour (Essendon 2019).</p> <p><u>Sabbadini family</u>, owner 1993-present, occupier 1970s-present:</p> <p>Carlo and Fernanda Sabbadini purchased the Italian Waiters Club, located at 20 Meyers Place, in the late 1970s after they migrated to Australia in 1949 from the Friuli-Venezia-Giulia region in Italy's north. Settling in Fitzroy in 1950, and Carlo started working in Melbourne's hospitality scene. The restaurant came into the spotlight in 1978 when 30 patrons in the restaurant were held under siege. The building was purchased by the Sabbadini family in the 1990s. The Waiters Restaurant continues to operate today under the management of Denis Sabbadini, the son of Carlo and Fernanda Sabbadini (CBD News 30 August 2016, Cody 2018).</p> <p>Online articles</p> <ul style="list-style-type: none"> Melbourn– places to eat - best Italian cafes: How Melbourne became an Italian city outside Italy, http://www.traveller.com.au/the-coffeeloving-mother-who-helped-end-a-restaurant-siege-gtxdts The Age, 'Proud histories', https://www.theage.com.au/lifestyle/proud-histories-20050412-gdzyha.html The Waiter's Club Siege, 1978, http://marvmelb.blogspot.com/2013/02/the-waiters-club-seige.html CBD News, 'Like father, like son', http://cbdnews.com.au/like-father-like-son/ Waiters Restaurant, https://www.br62ictoria62com.au/melbourne/cbd/restaurants/waiters-restaurant# Icon review: The Waiters Restaurant, https://www.goodfood.com.au/the-waiters-restaurant-melbourne/icon-review-the-waiters-restaurant-20180502-h0zj9u The Age, 'Trotter v Chopper, day of judgment', https://www.theage.62ictoriaaational/victoria/trotter-v-chopper-day-of-judgment-20121130-2am3m.html 	meeting place for around 55-60 years, and longer if the early club period is included. (Criterion G)
70.	CitiPower former Melbourne City Council substation	10-14 Park Street MELBOURNE VIC 3000	Utility services building. Publicly owned but no public access. UNLIKELY			
71.	Former Princes Bridge Lecture Room	Princes Walk, Birrarung Marr MELBOURNE 3004	Lecture room for electrification of railway but no public access UNLIKELY			
72.	Former Victoria Club building	131-141 Queen Street MELBOURNE VIC 3000	Built for the Victoria Club, and occupied by them for many years. Variety of businesses: gallery, bar, café, training, offices. Victoria Club moved out in 1986. POSSIBLE	Maybe – club members as a cultural group.	<p>The Victoria Club still exists and used to be in the Rialto Building (1986 – to 2008) – they are no longer tenants there. I can't find any current listings. An ASIC search shows Victoria Club as a registered business name but gives no further details except that it was registered on 12/5/2015. (Victorian Club is also registered but is a sporting organisation).</p> <p>Message left at the Racing Museum and Hall of Fame? Re–earch Services - 400 Epsom Road, Flemington, 1300 139 401 - contact@racingmuseum.com.au</p> <p>Cathcart, Michael, and Kate Darian-Smith (eds), <i>Place your bet: Gambling in Victoria</i>, The Australian Centre, University of Melbourne, Melbourne, 1996</p> <p>In a curious connection ...</p> <p>THOSE in the know say the late racecaller Bill Collins would be delighted. The traditional home of bookmakers and racing identities, the Victorian Club is looking for a new home and the money is on the Champions Australian Racing Museum at Federation Square. The 128-year-old club was forced to move out of the Rialto, its home for 20 years, due to rising rent, and is now based temporarily at the Naval and Military Club. Victorian Club general manager Max Williams told Diary nothing had been signed but the club hoped to relocate to the cobblestoned square early next year. "We looked at a number of options, but this is the one we're most interested in because of the connection to the racing industry." (SMH 2008 https://www.smh.com.au/politics/federal/new-home-for-victorian-club-really-fits-the-bill-20080602-2kv0.html accessed 11.6.2018)</p>	The Victoria Club Building is of <u>potential</u> social significance for its long association and use by members of the Victoria Club. The Victoria Club closed around 2008-12 and no longer operates any premises. The Victoria Building was built by and was 'home' to club members – bookmakers - for nearly 60 years, their first permanent club rooms and the location of the event that brought them notoriety, and that may have ultimately impacted the ability of the club to survive.

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>The membership of the Victoria Club could comprise a 'community' – we would need to demonstrate that they continue to exist.</p> <p>The Victoria Club has a clear association with the building at 131 Queen Street and because it was their long-term headquarters (the previous being in Bourke St) it may have strong associations for their members or for the organisation as a whole.</p>	<p>(Draft Criterion G – based on indicative values)</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</i></p> <p><i>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</i></p>
73.	Shop	215 Queen Street MELBOURNE VIC 3000	UNLIKELY			
74.	Former Ridgway Terrace	20 Ridgway Place MELBOURNE VIC 3000	Two-storey residence built in 1898 and remaining a residence today. UNLIKELY			
75.	Melbourne Theosophical Society, former Russell House	124-130 Russell Street MELBOURNE VIC 3000	Later use (1923 to 1972) for social and community service clubs. Place of social congregation. LIKELY	Australian Theosophical Society	<p>Early uses associated with commercial, manufacturing and retail.</p> <p>Australian Theosophical Society chartered 1895; purchased a building at 181-187 Collins St in 1916, and in 1936 built its headquarters there. In 1971 the ATS sold the building to the MCC for the City Square development. After leasing the Athenaeum Hall for a short period, ATS purchased 126 Russell Street and the building was 'completely refurbished' for the Society, with the building reopening in 1975 in this new format. The ground and first floors were the focus for the ATS's activities, and the upper levels were leased. Today retains Theosophical Society Bookshop (or TS Bookshop) and is the home to the Society.</p> <p>The Melbourne Theosophical Society (part of ATS) is an active, membership-based organisation.</p> <p>The Melbourne Theosophical Society has a continuing, long-standing and direct association with this building which was refurbished in 1975 for the Society to enable it to undertake activities for its members. Many of its activities and events are also open to the public. The spaces used by the Society are of primary importance in relation to criterion (g).</p>	124-130 Russell Street is of social significance for its long-standing associations with the Melbourne Theosophical Society as its headquarters and the location of its library, bookshop and meeting spaces. 124-130 Russell Street is of social significance as a long-standing meeting place where those interested in theosophy meet, learn and exchange ideas. (Criterion G)
76.	Shop	166 Russell Street MELBOURNE VIC 3000	Retail shop – currently a beauty salon. Variety of past uses, no recent uses appear likely to have generated a strong or special association. UNLIKELY			
77.	Sanders and Levy building	149-153 Swanston Street MELBOURNE VIC 3000	Shops and commercial. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
78.	Former Bank of Australasia	152-156 Swanston Street MELBOURNE VIC 3000	Originally a bank, then commercial and retail premises. No long-standing retailers. UNLIKELY			
79.	Shop & dwelling	215-217 Swanston Street MELBOURNE VIC 3000	Shop and residence with variety of occupiers over the years. UNLIKELY			
80.	Former Manchester Unity Oddfellows Building	335-347 Swanston Street MELBOURNE VIC 3000	Currently student accommodation. UNLIKELY			
81.	CitiPower former Melbourne City Council substation	11-27 Tavistock Place MELBOURNE VIC 3000	Utility services: closed as a substation possibly 1995 or later, then used as storage, for band rehearsal space and recently converted into corporate office space for Beon Energy Solutions, a subsidiary of CitiPower. UNLIKELY			
82.	Metropolitan Hotel	263-267 William Street MELBOURNE VIC 3000	Place of social congregation for more than 160 years, providing a meeting place for particular organisations and groups, as well as for informal meetings, social activities and celebrations. POSSIBLE	People from the law courts or Melbourne's 'law precinct' are noted as the clientele of the hotel.	<p>The Metropolitan Hotel is of social significance for its role as a place of social congregation. The social significance is evidenced by the regular, long-term, and continuous use as a hotel – a 'public house' – and continues to serve that function today. Aim of research was to identify the clientele – other research indicated that it was likely to be people from the law courts. In terms of proximity, the hotel is very close to the Melbourne Magistrates Court (233 William St), and not far from the County Court (at 250 William Street since 2002).</p> <p>From 1843, the Supreme Court occupied premises at the corner of Russell and La Trobe streets, next to the Old Melbourne Gaol and with the County Court nearby. In February 1884, new law courts were opened on the south-east corner of William and Lonsdale streets, to house the Supreme Court, the County Court and other courts. In 1969, the County Court moved to the south-west corner of those streets and in 2002 to the north-east corner. http://www.emelbourne.net.au/biogs/EM00413b.htm</p> <p>The Melbourne Magistrates' Court and its predecessors operated on the old Supreme Court site, at the corner of Russell and La Trobe streets, from the early 1890s until moving in 1994 to a new building in the legal precinct, on the north-west corner of William and Lonsdale streets. (http://www.emelbourne.net.au/biogs/EM00413b.htm)</p> <p>Increased legal business led the government to erect a new County Court building in William Street in 1969 (replaced in 2002 by a building on the diagonally opposite corner); (http://www.emelbourne.net.au/biogs/EM00845b.htm)</p> <p>According to e-Melbourne, the Metropolitan Hotel is close to Melbourne's current legal precinct: Melbourne's legal precinct is primarily the area bounded by Collins, William, Lonsdale and Queen streets, in or near which the legal profession, courts and government offices associated with the legal system are concentrated. (http://www.emelbourne.net.au/biogs/EM00845b.htm)</p> <p>Newspapers</p>	The Metropolitan Hotel is of social significance for its long connections with the city, as a place of social congregation for more than 160 years, providing a meeting place for particular organisations and groups, as well as for informal meetings, social activities and celebrations. The social significance of the Metropolitan Hotel is evidenced by the regular, long-term, and continuous use as a hotel – a 'public house' – serving the legal fraternity and court visitors in particular and continuing to serve that function today. (Criterion G).

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>Legal connections evidence in newspaper searches. Articles that refer to the hotel include the following.</p> <ul style="list-style-type: none"> • 2017 - 'Y' not join us for our 50th anniversary, Herald Sun, October 15, 2-17, p. 5' • 2016 - Lawyers' pub, Metropolitan Hotel for sale, Simon Johanson, Business section, The Age March 9, 20-6, p. 28. • 2009 - Examples of community events and fund-aisers – • 2007 - Top newsman h'lped transfor' 'frumpish tart' – OBITUARIES, John Lahey, The Age, October 5, 2-07, p. 7. • 2006 - SEE, DRINK AND TASTE VICTORIA, MX (Melbourne, Australia), March 24, 2-06, p. 19 • 2006 - Workers still enjoy a beer, but with caution, REKO –ENNIE, The Age - June 29, 2006, p- 11. • 1998 LAW - WHO SHAPES MELBOURNE, CAROLINE MILBURN, The Age, October 26, 19-8, p. 13. • 1997 - Th- view-from the - bar - Can I g-t you a drink? - The Drinking Issue, Suzanne Brown with Sophie Douez, Sunday Life section, The Age December 14, 1-97, p. 12 • 2013 - When murder takes on a -ife of its o-n - NAKED CITY--'DEADLY TRUTH - 'Interview techniques varied from regu'ation to robust', JOHN SILVESTER, The Age, 31 August 2013, p. 24. 	

Individual postwar places

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
83.	Hoyts Mid City Cinemas	194-200 Bourke Street MELBOURNE VIC 3000	Former Hoyts cinema. UNLIKELY			
84.	Royal Mail House	253-267 Bourke Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
85.	Former Coles and Garrard Building	376-378 Bourke Street MELBOURNE VIC 3000	Retail and office – work place. UNLIKELY			
86.	Former Dalgety House	457-471 Bourke Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
87.	Law Institute of Victoria, former London Assurance House	468-470 Bourke Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
88.	AMP Tower and St James Building Complex	527-555 Bourke Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
89.	Office Building	589-603 Bourke Street	Office & commercial – work place.			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		MELBOURNE VIC 3000	UNLIKELY			
90.	Apartment building	13-15 Collins Street MELBOURNE VIC 3000	Private residential apartment – 1960s. UNLIKELY			
91.	Coates Building	18-22 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
92.	Former Reserve Bank of Australia	56-64 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
93.	Former Gilbert Court	100-104 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
94.	Wales Corner	221-231 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
95.	Former Commercial Banking Company of Sydney Building	251-257 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
96.	Former Bank of Adelaide Building	265-269 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
97.	Former Allans Building	276-278 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
98.	Former MLC Building	303-317 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
99.	Former Colonial Mutual Life Assurance Building and plaza with	308-336 Collins Street MELBOURNE VIC 3000	UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
	'Children's Tree' Sculpture					
100.	Former AMP Building	344-350 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
101.	Former Commonwealth Banking Corporation Building	359-373 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
102.	Former Legal & General House	375-383 Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
103.	Praemium House, former Atlas Assurance building	404-406 Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
104.	Royal Insurance Group	430-442 Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
105.	Former Guardian Building	454-456 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
106.	Former Australia-Netherlands House	468-478 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
107.	Office Building	516-520 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
108.	Former Hosies Hotel	1-5 Elizabeth Street MELBOURNE VIC 3000	Hotels serve as important social/community meeting places. POSSIBLE	Hotel patrons – no connections identified beyond occasional use		
109.	Former Australia Pacific House	136-144 Elizabeth Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
110.	Former Bryson Centre	174-192 Elizabeth Street MELBOURNE VIC 3000	Office, commercial hotel & commercial – work place. UNLIKELY			
111.	Former Exhibition Towers	174-192 Elizabeth Street MELBOURNE VIC 3000	Private residential UNLIKELY			
112.	Former Batman Automatic Telephone Exchange	376-382 Flinders Lane MELBOURNE VIC 3000	Utility services – work place. UNLIKELY			
113.	Former State Savings Bank	258-264 Little Bourke Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
114.	Former Methodist Church	130-134 Little Collins Street MELBOURNE VIC 3000	Church administration and meeting rooms POSSIBLE	No longer in Church ownership		
115.	Equitable House	335-349 Little Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
116.	Cowan House	457-469 Little Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
117.	Stella Maris Seafarer's Centre	588-600 Little Collins Street MELBOURNE VIC 3000	Potential – Although the building is from the early 1970s, the club has been established in a warehouse formerly there, and the current building was purpose-built and expanded to serve the club. POSSIBLE	Members of the Stella Maris centre – for the continuing use by the centre. The centre was built in 1972 and extended in 1981 to provide welfare services to those in the shipping trade. Members of the Catholic church (St Augustine's) – the seafarers have been always associated with the Catholic church behind the subject site.	(The St Vincent de Paul Society was founded in Australia on 5 March 1854 at St Francis' Church, Lonsdale Street, Melbourne by Fr Gerald Ward. Fr Gerald Archbold Ward was born in London 1806 and migrated to Australia on the 787-ton Digby on 7 September 1850 with Fr Patrick Dunne and 42 other passengers. Fr Ward died the 14 January 1858 at the age of 52. REF https://www.vinnies.org.au/page/About/FAQs/Who_founded_the_St_Vincent_de_Paul_Society_in_Australia/) In 1857 the Victorian Seaman's Mission was founded in Melbourne. In 1906/07 it merged with the organisation that is now known worldwide as the Mission to Seafarers. The first premises for the Mission was on an ex-prison hulk called the Emily anchored in Hudson Bay at Williamstown. The hulk was painted with the title "The Bethel Sailors' Church" but was known as the Bethel Floating Church. By the mid-1890's, there was a definite need to establish a new branch of the Mission in the central Melbourne area, as most ships at this stage were berthing along the Yarra River rather than at Port Melbourne. A decade later, after much negotiation and under the impetus of the Reverend Alfred Gurney Goldsmith, a site was leased from the Melbourne Harbour Trust fronting Australia Wharf in Siddeley Street, near to an existing Sailor's Rest. In 1917 the Mission moved to its current location a short distance away ... (https://missiontoseafarers.com.au/history/) This denominational approach – with both Catholic and Anglican churches offering support to seafarers reflects What does Stella Maris do: Stella Maris centres are part of the Catholic Church's official missionary work in its care of seafarers.	The Stella Maris Seafarer's Centre is of social significance for its strong association with a Catholic community of lay staff and volunteers, and religious staff, that offer a dedicated mission to seafarers through their work at the Centre and at Melbourne port. The Stella Maris Seafarers' Centre was created through the efforts of this community, and the association is long-standing. The social significance of the Stella Maris Seafarer's Centre is reflected through a strong sense of connection and shared community identity along with a sense of ownership and pride in the Centre

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>These centres are a key component of the Apostleship of the Sea (AoS), an agency which is operated globally under the auspices of the Pontifical Council for the Pastoral Care of Migrant and Itinerant People in Rome. How many centres in Australia?</p> <p>Mission statement – To provide a 'home away from home' for all seafarers; ensuring the spiritual, social and material needs of seafarers are met – regardless of nationality, ethnicity, faith, gender or social standing.</p> <p>The Apostleship of the Sea provides pastoral care to all seafarers and maintains the Stella Maris Centre as a support base. Ship visitors make primary contact with ships' crews and spend time assisting them in various tasks.</p> <p>Chaplaincy services are coordinated through Stella Maris and offered to seafarers upon request.</p> <p>Stella Maris buses travel to and from the docks constantly and provide a much needed transport service for seafarers.</p> <p>At the Centre, seafarers are provided with an opportunity to communicate with family and loved ones, relax away from their work and living environment, and equip themselves with basic necessities. They are greeted with friendly faces - our staff and volunteers - who provide every possible assistance; naturally, many interesting conversations take place.</p> <p>Who is part of Stella Maris?</p> <p>Throughout its history, Stella Maris has relied on dedicated staff, volunteers, ship visitors and assisting priests, and they continue to care for seafarers with generous hearts - all in the spirit and tradition of the missionary work of the Apostleship of the Sea (http://stellamaris.org.au/)</p>	as a place and the services offered. (Criterion G)
118.	Former AMP Building	402-408 Lonsdale Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
119.	Laurens House	414-416 Lonsdale Street MELBOURNE VIC 3000	Primarily offices with variety of tenants and considerable changes over period 1956-present. UNLIKELY			
120.	Lonsdale Exchange Building	447-453 Lonsdale Street MELBOURNE VIC 3000	Utility service. UNLIKELY			
121.	Former Union House	43-51 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
122.	Former National Bank of Australasia Stock Exchange Branch	85-91 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
123.	Former Ajax House	103-105 Queen Street MELBOURNE 3000	Office – work place. UNLIKELY			
124.	Former RACV Club	111-129 Queen Street MELBOURNE	Community service club – membership based. The RACV	Associated with the RACV organisation, a membership-based	<p>Built for the RACV to serve both as offices and a social club for members with accommodation, bars, lounges and dining areas. The RACV can be considered a cultural group in terms of the definition.</p> <p>Occupied by RACV from 1961 to 2007. RACV has moved its city club and office facilities to 501 Bourke Street.</p>	The former RACV Club building is of social significance for its strong and long-standing

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		VIC 3000	<p>developed into a strong advocacy NGO.</p> <p>Place of social congregation.</p> <p>POSSIBLE</p>	club, and club members.	<p>The association has considerable duration and is a direct association.</p> <p>History (from http://www.racv.com.au/, accessed 13.6.2018)</p> <p>The RACV was formed as the Automobile Club of Victoria in 1903, intended as a 'social club for car and motorcycle owners to enjoy motor sports and touring'. The Club created opportunities for its members to engaging with 'motoring' as a leisure activity. The development of club premises in the city was followed by the creation of the Healesville country club in 1952. Today the RACV operates five resorts across Victoria as well as the City Club (now at 501 Bourke Street) and the Healesville Country Club.</p> <p>As well the Club developed road safety programs in schools, advocated for improvements to roads and road safety and established its roadside emergency assistance scheme.</p> <p>(Quote) 'The first Club premises were three rooms rented from the Reform Club, at 243 Collins Street, including a billiard room, reading room and luncheon room/bar. By 1908, increasing membership led to a move to the larger Equitable Building at 91 Elizabeth Street. With female members welcomed to the Club the following year, an afternoon tea room and ladies' lounge were added.'</p> <p>'The Club built its own headquarters at 94 Queen Street in 1925, including a fine dining room and even its own hairdresser. Key postwar developments included the 1952 country club at Healesville, complete with extensive sporting facilities, and new headquarters at 123 Queen Street, which the Club moved to in 1961.'</p> <p>Interviews</p> <p>Contacted two people from the organisation and was advised that:</p> <p>People felt a strong connection to the former RACV headquarters;</p> <p>The Club is a social club – so comparable to other clubs – with spaces for socialising, eating, library, billiard room, spaces for larger events, accommodation, sports areas (squash);</p> <p>people used club headquarters to socialise, to meet with colleagues (the building was in the financial district of Melbourne – for many the club was an extension of their office);</p> <p>The event spaces were used for weddings, anniversaries etc for members;</p> <p>It was an old-fashioned club – quite formal and there were many strong relationships between club members and staff (she suggested that these relationships were important for staff, many of whom were long serving – for example the doorman who knew Club members by name; and</p> <p>Club members felt a strong connection to the place, and after it was sold there was a period where the former club rooms were used for a night club and there were police incidents.</p> <p>Newspapers</p> <p>Looked for RACV via News Bank which includes recent media. The most prominent are stories about events – talks, lectures, announcements at the RACV club – along with the significant people in Melbourne society who met there. Clearly the 'clubs' theme is relevant. Articles that refer to the association include the following.</p> <ul style="list-style-type: none"> • 2007 - Past hurts forgotten, a tennis champion celebrates, Carolyn Webb, News section, The Age, 26 October 2007. • 2005 – Stephen Mayne running for RACV Board and conflict over 'declarations' in election material • 2005 – list of facilities in the new club (Bourke St) - Clubs facilities at their fingertips will include: • 2004 - Resurrecting a favourite pastime - SATURDAY READ (Greg Baum, The Age, 13 November 2004, Sport section, p. 2 • 2002 – Spy – Lawrence Money, The Age 26 May 2002, p. 20 • 2002 - 'Laws feed fear as poor go hungry' - FEEDING HABITS, Daniel Silkstone, The Age 7 April 2002, p. 12 • 2001 - STATE WATCH – VICTORIA, Philip Hopkins, Business Section, The Age, 26 March 2001, p. 4 • 2001 - STATE WATCH – VICTORIA, Philip Hopkins, Business Section, The Age, 29 January 2001, p. 4 • 2000 - STATE WATCH – VICTORIA, Business Section, The Age, 1 May 2000, p. 5 • 1999 – A kinder, gentler Jeff? - (PART ONE) – FEATURES, Michael Gordon, The Age, 6 March 1999 • 1998 - Trick or tripe', John Lethlean, Epicure, The Age, 13 October 1998, p. 1 • 1996 – Hospitality in the real world, News section, The Age, 24 January 1996, p. 24. • 1995 - SNAKES AND LADDERS, News Section, The Age, 10 October 1995. • 1995 - The Jan Wade Story, Peter Wilmoth, The Age, 28 May 1995, p. 1. 	<p>association with the RACV Club members, staff and board.</p> <p>Designed as a central city meeting place for members, the club facilities served as a place of social congregation for RACV members for more than 45 years. Members used the Club as a place for business and for personal celebrations and events, resulting in a strong and continuing sense of connection to the premises even after the club had moved to its new premises. (Criterion G)</p>

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<ul style="list-style-type: none"> 1995 - Rising to the challenge to keep the balance, Rachel Buchanan, News Section, The Age, 9 January 1995. 	
125.	Former South British Insurance Company Ltd Building	155-161 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
126.	Former Sleigh buildings (H C Sleigh Building & former Sleigh Corner)	158-172 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
127.	Former Houston Building	184-192 Queen Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
128.	Former Law Department's building	221-231 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
129.	Former State Savings Bank of Victoria	233-243 Queen Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
130.	Lyceum Club	2-18 Ridgway Place MELBOURNE VIC 3000	Community service club – membership based – for professional women: Place of social congregation. Continuing use as the Lyceum Club. LIKELY	Associated with the Lyceum Club and its members. It is a club for professional women.	The building was built and adapted regularly to meet the changing needs of the club and its membership. The organisation dates to 1912, and the building to 1959. The building was purpose built for the club and is its first permanent home (previous spaces were leased). Construction of the building enabled an expansion of the membership of the club and development of facilities for members. The Lyceum Club, as an organisation has been highly influential in the lives of generations of Victorian women. There is a direct association between the organisation, membership and the building that has endured for nearly 60 years.	The Lyceum Club is of social significance for its strong and enduring association with the organisation and its membership. The building reflects the aspirations and needs of the organisation in providing and sustaining a place of social congregation and intellectual exchange amongst professional women. (Criterion G)
131.	Former Russell Street Automatic Telephone Exchange and Postal Building	114-120 Russell Street MELBOURNE VIC 3000	Utility services, former post office. UNLIKELY			
132.	Treasury Gate	93-101 Spring Street MELBOURNE VIC 3000	Private residential apartment – 1960s. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
133.	Park Tower	199-207 Spring Street MELBOURNE VIC 3000	Private residential apartment – 1960s. UNLIKELY			
134.	Former State Savings Bank of Victoria	45-63 Swanston Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
135.	Former Dillingham Estates House	114-128 William Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
136.	Office Building	178-188 William Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
137.	Nubrik House	269-275 William Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			

Revisions to existing individual heritage overlays

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
138.	Former Melbourne City Council Power Station (HO737)	(Part of) 617-639 Lonsdale Street, 651-669 Lonsdale Street, 602-606 Little Bourke Street and 620-648 Little Bourke Street MELBOURNE	Electricity substation. Utility services building. Publicly owned but no public access. UNLIKELY			
139.	Gothic Chambers and warehouse (HO1005)	418-420 Bourke Street and 3 Kirks Lane MELBOURNE	Retail and commercial. UNLIKELY			
140.	Former Markillie's Prince of Wales Hotel (HO1041)	562-564 Flinders Street and rear in Downie Street MELBOURNE	Now a residential hotel. UNLIKELY			

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
141.	Thomas Warburton Pty Ltd Complex (HO1052)	384-386 Bourke Street, 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane MELBOURNE	Industrial and commercial. UNLIKELY			

Precincts

No	Place	Location	Social value
1.	Precinct	Drewery Lane	
2.	Precinct	Flinders Lane East	POSSIBLE - Associated with textile, garment and finishing trades well into 1970s
3.	Precinct	Little Lonsdale Street (precinct extension)	POSSIBLE – Associated with Bennett’s Lane Jazz Club (has since been demolished)
4.	Precinct	Swanston Street North	
5.	Precinct	Swanston Street South	

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
142.	Flinders Lane East	See map and citation	POSSIBLE Section of Flinders lane comprising buildings along the south side of the street from Russell Street east to 145 Flinders lane. It includes several laneways.	Maybe – primarily memory-based association with Melbourne community. ACDC Lane.	<p>Primary use of the buildings historically was as small-scale manufacturing, with new development associated with the ‘rag trade’ from the 1920s creating larger-scale factories. This use declined from the 1960s in Flinders Lane, being replaced by other uses including art-based activities, and more recently residential apartments and offices.</p> <p>Community memory that associates Flinders Lane with the ‘rag trade’ appears to continue to be interpreted via walking tours. A specific connection with the Jewish community is reflected in a current exhibition on the Jewish Museum.</p> <p>Of the lanes within the precinct ACDC Lane is the best known - there should be some reference to the naming of ACDC lane – (http://www.emelbourne.net.au/biogs/EM01680b.htm) and this CoM walk too – (https://whatson.melbourne.vic.gov.au/visitors/Documents/Melbourne_Music_Walk_June2017.pdf)</p> <p>‘In 2008, ACDC Lane contained cafés, restaurants and clubs as well as an installation by Lou Weis and Jan Van Schaik called ‘Over Logo’, and numerous other works of street art. An electrical fire in June 2008 caused some damage to the buildings of ACDC Lane, including the rock ‘n’ roll club ‘Cherry Bar’, but just two days later, the laneway hosted an all-ages rock concert amongst the scorched buildings’ (eMelbourne http://www.emelbourne.net.au/biogs/EM01680b.htm, accessed 11.6.2018)</p> <p>Anticipated nature, duration, continuity</p> <p>Having googled around a bit – I found a few things that offer a bit more social history: (https://artguide.com.au/art-plus/flinders-lane-walk; https://www.theweeklyreview.com.au/domain/1821351-fashionable-flinders-lane/)</p> <p><i>A walk down Flinders Lane reveals much about its fashionable past and the personalities, businesses and buildings that were once part of the rag trade.</i></p> <p><i>Melbourne’s Jewish community played a key role in creating the city’s rag trade – or schmatta business – and elements of this can be seen in the Calling Australia Home exhibition at the Jewish Museum of Australia.</i></p> <p><i>The new permanent exhibition tells some of the stories of generations of Australian Jews and looks at why they came to Melbourne, the lives they built here and how the Jewish community contributed to life in the city, including their leading role in the city’s rag trade.</i></p> <p><i>“The fashion industry was at its height during the postwar era,” says heritage architect, Chris Smith, who has led walks along Flinders Lane with Jewish Museum of Australia guide Marie Hirsh. Smith’s father-in-law was Morris Finkelstein, who ran a clothing business and showroom in Flinders Lane.</i></p> <p><i>“There was the full range of fashion activities in the lane – from button and zipper suppliers to manufacturers, wholesalers and retailers,” says Smith.</i></p>	Of potential social significance for its associations with the ‘rag trade’ for those involved – business owners, workers and shoppers – including for the Jewish community given their strong postwar associations which endure in memory and have been recently represented in the Calling Australia Home permanent exhibition in the Zelman Cowen Gallery of Australian Jewish History that opened in January 2016. The ‘rag trade’ connections of Flinders Lane may persist in the memory of Melbournians and appears to continue to be recalled through history walks that present this history to new audiences.

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p><i>"Rents were cheaper than in the main streets of the city, there were plenty of large warehouses and the lane was conveniently close to the wharves.</i></p> <p><i>"It was a very hard-working part of the city but there were some big society events, too. The annual Gown of the Year awards ceremony was a big affair and organisers would even roll out a red carpet in the lane for that occasion."</i></p> <p>The Jewish Museum reference is - Calling Australia Home is the new permanent exhibition in the Zelman Cowen Gallery of Australian Jewish History. Opened January 2016 (https://www.jewishmuseum.com.au/exhibitions/calling-australia-home/)</p> <p>Association</p> <p>I am not convinced that we could argue a strong case on social significance but suggest instead that there is a bit more in historical significance:</p> <p>renowned for its connection to the 'rag trade' or 'traditionally connected to Melbourne's rag trade' or 'widely recognised as once the home of the city's rag trade' – or 'well known as being the heart of the city's rag trade' - I am trying to get in the idea that people know about it and recognise this aspect of the history without going down the 'strong and special association path'.</p> <p>important associations with Melbourne's Jewish community, with many Jewish family businesses playing a role in the fashion, clothing and manufacturing businesses in Flinders Lane (H – i.e. history)</p>	<p><i>of the city is what kick-started the laneway lifestyle way back when."</i></p> <p>recognised as a has become a focus form street art in the city of Melbourne, (Draft Criterion G – based on indicative values)</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time</i></p>
143.	Little Lonsdale Street precinct	As pre precinct citation	POSSIBLE Bennetts Lane Jazz Club – 25 Bennetts Lane (Contributory) – does this place create sufficient social value to apply to the whole of the precinct? Note that this place is Contributory so won't have its own citation.	Yes – specifically for 25 Bennetts Lane (Jazz aficionados only)	<p>Past uses have been small scale manufacturing; jazz club for 28 years. Place type would be recognised as public – and attracting a particular audience (cultural group). LIKELY for this specific place.</p> <p>The following notes are my attempt to see if it is currently an active venue!</p> <p>Has a Facebook page – to quote "Bennetts Lane Jazz Club now has a new owner in David Marriner who believes in reassessing what it means to be "the world's best jazz club" (Lonely Planet). We will reopen in our new Flinders Lane premises in 2018 - YAY!"</p> <p>The Jazz Club closed in Feb 2017 (https://www.facebook.com/events/598851653648450/)</p> <p>Some references to its history and meaning: http://www.beat.com.au/music/live-music-venue-bennetts-lane-reopen (appears to be an article from 2017)</p> <p><i>"With a history stretching back over 24 years, Bennetts Lane played host to numerous jazz greats and local legends. Long-time manager Megg Evans will continue to work with the club alongside owner and entrepreneur David Marriner, who acquired Bennetts in early July.</i></p> <p><i>Freshly announced gigs to break in the new Bennetts' stage include performances from Sugarfoot Ramblers, Fem Belling, The Furbelows, Andrew Hagger, The Largerphones and Yvette Johansson.</i></p> <p><i>"We have a great vision for Bennetts Lane Jazz Club to return anew, just as dedicated, refreshed and renewed," said Evans in a statement. Bennetts Lane will open its doors once again on Thursday August 27, with a rumoured Brunswick location. Stay tuned to Beat for more details. "</i></p> <p>Perhaps Wiki – is the clearest - https://en.wikipedia.org/wiki/Bennetts_Lane_Jazz_Club</p> <p>EMelbourne: At the start of the twentieth century, Bennetts Lane was sordid and poorly lit. Police reports document complaints about drunken vagrant men and women in the alleys of the vicinity, and the Chinese residents of Exploration Lane reported frequent robberies and disturbances. In 1928, Bennetts Lane also contained a Salvation Army soup kitchen. In 2008, Bennetts Lane still offers little to look at, but at its far end a popular jazz club has been named in its honour. (http://www.emelbourne.net.au/biogs/EM01707b.htm)</p> <p>Its on Trip Adviser and seems to have reopened in the old location But links to website go to Facebook page and the last event seems to have been a pop-up near St Pauls....</p> <p>The David Marriner website says nothing about reopening - https://marrinergroup.com.au/history - a person from Marriner Group spoke at the second Melbourne Conversations walk and – we could get his details and ring him – he was full-bottle on history! But do we care enough?</p> <p>Its not a venue for the current Melbourne International Jazz Festival 2018 (http://www.melbournejazz.com/) – it may be that the JazzLab – in Brunswick and started by the man who started Bennetts Lane is now 'the' place!</p> <p>Anticipated nature, duration, continuity</p> <p>Reading the history, I am struck by the diversity of migrants who established businesses here in the 1890s-???. This seems – its not about 'immigration' but rather about migration and creating enterprises – this part of the city allowed that to happen (cheap rents??)</p> <p>Association</p>	

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>Bennett's Lane Jazz Club – 1992 onwards – does not warrant more than a mention as an historical land use – for example as – 'popular jazz club' or 'well-known jazz venue from 1992 onwards.</p> <p>Bennetts Lane has now been demolished.</p>	

A5 BENCHMARKING INTEGRITY FOR BUILT HERITAGE PLACES

Relating integrity to significance

A useful question to ask is whether the place is still **legible** in terms of the values for which it is significant. This is hard to do without the basic information of what the building was used for and when it was built and changed, because it goes beyond the fabric of what is seen.

Determining legibility in terms of the values for which a place is significant is a different question to ‘what is its level of alteration?’ However, the level of alteration still forms part of the consideration of integrity.

CoMMaps provide useful basic information on a place and it is useful to have this as a starting point.

It will commonly be the case that a place within the Hoddle Grid has:

- Historic value (associated with the broad themes and activities that have shaped the Hoddle Grid. (Criterion A)
- Representative value (to what class of place does it belong and is it a seminal or representative example?) This is where the comparative analysis and benchmarking lies. (Criterion D)
- Aesthetic value (what are the particular features or attributes of the place?) These may be tangible or intangible. Aesthetic value is not always about the visual. (Criterion E)

A small number of places may have technical value (Criterion F), and/or social value (Criterion G). Some may have also have associational value (Criterion H) or rarity value (Criterion B).

Common issues for the Hoddle Grid

In looking through many places of a similar type, or even across many types, it is useful to have some benchmarks that indicate what level of integrity a place may possess.

Upper floors

Additional floors on a building may lower integrity if they are visually dominate the historic elevation or where not part of the original design intent. One or two extra floors may be accommodated on a six-storey place without lowering the integrity to a great degree. Two additional floors on a two-storey building may make the heritage values of the place illegible.

Q. Is the class of place still legible (i.e. as an example of a mid-rise building?)

Ground floor alterations

Generally, the city centre has a high degree of alteration to ground floors. There will be very few places with intact shopfronts or entries. The extent will vary considerably but often it is the presence of other changes that will be more important.

Q. Is the ground floor alteration also combined with other alterations to the exterior?

Windows replaced across the whole façade

Many places will have a new set of window frames and glazing across the whole façade. Where the glazing system is an attribute of significance (i.e. a curtain wall office tower) loss of this may be important. Where a set of new window frames have simply been inserted into a masonry wall, this may not be so important, i.e. the windows are not a particular attribute of significance.

Balconies added to the front façade

Balconies added during conversion from office use to residential use may change a place's presentation profoundly and may be a factor in a place not reaching a threshold.

Façade only

A retained façade when the rest of the building has been demolished will rarely make the threshold as a place of significance in its own right. Its integrity is simply too low. An exception might be as part of a precinct if it is one of a related set of places so that it contributes to the precinct.

Refaced or recoated walls

Alterations to the traditional wall surfaces of brick, render or stone may reduce integrity and when combined with other alterations such as window replacement, may fall below threshold.

Benchmarking integrity

Benchmarking integrity is simply a method of comparison across many places to establish where a threshold for recommendation to the Heritage Overlay may be.

This is a comparative exercise for each locality and is in relation to the places being assessed. For the Hoddle Grid and the city centre in its entirety, the benchmark for integrity is quite low given the high degree of change that has happened to the area.

Looking at large numbers of places in typological groups across the Hoddle Grid a three-tier approach to benchmarking integrity has been adopted. This is based on classification into four different building morphologies and their common attributes. It has a three-tier scale of At, Above or Below benchmark.

There will also be exceptions that don't fall neatly into this approach or where there are additional attributes that may elevate a place to meet a threshold.

Building morphology and characteristics

Low Rise (One to three storeys), 1880s - 1910s

Masonry walls

Windows set within the walls

Roof form visible or with parapet

Small openings to ground floor (if manufacturing, residential or office use) or larger areas of glazing (retail use)

Medium Rise (Four to seven storeys), 1920s - 1940s

Masonry walls

Windows set within the walls or in horizontal bands

Ground floor may have larger areas of glazing

High Rise (above 8 storeys), 1950s - 1975

Steel or concrete structure with cladding or exposed concrete frame construction

Windows set within pre-cast panels or curtain wall

Variety of lightweight cladding materials may alternate with glazing to form a façade pattern

Large areas of glazing to ground floor

Benchmark indicators

Type of building	At benchmark	Above benchmark	Below benchmark
Low Rise (One to three storeys)	<p>Original storey height and form legible, may have small-scale additions to upper floor such as those behind a parapet.</p> <p>Windows that reflect the original pattern of fenestration. Frames and sashes may have been replaced.</p> <p>Ground floor changed.</p> <p>Wall surfaces of the original materials.</p>	<p>Original scale maintained -no upper floor additions.</p> <p>Original glazing pattern and good evidence of frames/sashes.</p> <p>Ground floor may be changed but not excessively.</p> <p>Wall surfaces of the original materials.</p>	<p>Original scale not legible e.g. two or more stores added.</p> <p>Glazing pattern considerably changed</p> <p>Ground floor changed.</p> <p>Wall surfaces changed by coating or recladding.</p> <p>Façade only remains.</p>
Medium Rise (Four to seven storeys)	<p>Original storey height and form legible, may have one or two floors added.</p> <p>Windows that reflect the original pattern of fenestration. Frames and sashes may have been replaced.</p> <p>Ground floor changed</p> <p>Wall surfaces of the original materials</p> <p>No balconies added.</p>	<p>Original scale maintained -no upper floor additions.</p> <p>Original glazing pattern and good evidence of frames/sashes.</p> <p>Ground floor may be changed but not excessively.</p> <p>Wall surfaces of the original materials.</p> <p>No balconies added.</p>	<p>Original scale not legible, four or more stores added.</p> <p>Glazing pattern considerably changed.</p> <p>Ground floor changed.</p> <p>Wall surfaces changed by coating or recladding.</p> <p>Balconies added.</p> <p>Façade only.</p>
High Rise (above eight storeys)	<p>Original scale of building legible but may have one or two storeys added.</p> <p>Glazing or curtain wall may have been replaced but still reflects original characteristics.</p> <p>Ground floor changed.</p> <p>No balconies added</p>	<p>Original scale maintained -no upper floor additions.</p> <p>Original glazing pattern including early curtain wall glazing.</p> <p>Ground floor may be changed but not excessively.</p> <p>Wall surfaces of the original materials.</p>	<p>Original scale not legible.</p> <p>Curtain wall replaced, and glazing pattern considerably changed.</p> <p>Ground floor changed.</p> <p>Wall surfaces changed by recladding</p> <p>Balconies added.</p>

A6 PLACES NOT RECOMMENDED FOR HERITAGE OVERLAY

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Introduction

This document identifies places that were nominated for inclusion in the Hoddle Grid Heritage Review, but which were not progressed for assessment, and the reasons why. The reasons include one or more of the following:

- Substantially altered.
- Low integrity.
- Low architectural quality.
- Comparable with Contributory places in a precinct but not warranting an individual Heritage Overlay.
- Theme or place type represented in the Heritage Overlay.
- Demolished.



The document does not include:



- laneways, open spaces, streets or infrastructure such as cast iron urinals.
- places already included in the Heritage Overlay or the VHR.
- places built after 1975.
- places outside of the study area.



Extant places not progressed for assessment

Victorian (1851-1901)

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
1. Saracen’s Head Hotel / 387-391 Bourke Street / 541400 Identified in a previous heritage review (Central Activities District Conservation Study, 1985) Nominated		Date of construction: 1875, incorporating elements from 1847. Explanation for exclusion: - Substantially altered. - Low integrity.
2. 608-610 Collins Street / 102111 Nominated		Date of construction: 1872 - Substantially rebuilt in 1912 and subsequently altered - Low integrity.

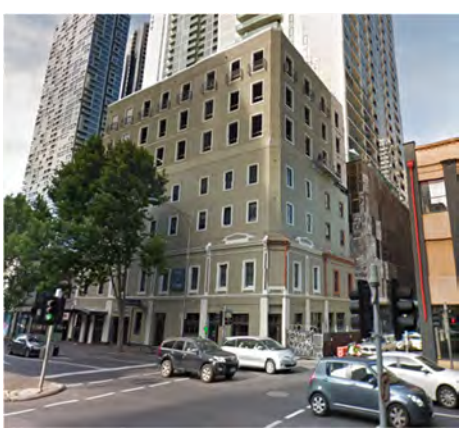

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>3. 11 Coromandel Place / 102190</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>4. 54 Hayward Lane / 516675</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>5. 56 Hayward Lane / 516674</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.
<p>6. 58 Hayward Lane / 516673</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>7. 60 Hayward Lane / 516672</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.
<p>8. 184-186 King Street / 105388 & 105389</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1866</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Likely to be Contributory within an intact streetscape or precinct. - Individual HO not warranted.



Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>9. 273-275 King Street / 105316 & 105317</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1873</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Likely to be Contributory within an intact streetscape or precinct. - Individual HO not warranted.
<p>10. (Rear of) Kilkenny Inn / 248-250 King Street / 105378</p> <p>Contains two buildings:</p> <ul style="list-style-type: none"> - Corner hotel 1915 - 576-578 Lonsdale Street 1889 <p>248-250 King Street and 576-578 Lonsdale Street identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - Corner hotel built 1915 - 576-578 Lonsdale Street built 1889 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>11. Hotel Sophia / 277-287 King Street / 105318</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1878</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>12. Victorian Bond Store / 548-558 Little Bourke Street & 565 Lonsdale Street / 105861</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1887, 1985</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Excluded from Amendment (mapping correction required only) - Rear part included within HO700 (to be re-mapped)



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>13. 378-380 Little Collins Street / 105958</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985)</p> <p>Nominated</p>		<p>Date of construction: not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>14. 421-423 Little Collins Street / 105932</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: c1878-1879</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>15. 46 Little La Trobe Street / 105985</p> <p>Nominated</p>		<p>Date of construction: not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>16. 333-335 La Trobe Street / 105454</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1873</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Theme or place type already well represented in the Heritage Overlay by better examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>17. 38 Lonsdale Street / 110715</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered in the 1950s. - Low architectural quality - Low integrity.
<p>18. 10-16 McKillop Street / 106375</p> <p><i>Also included in interwar section (12 McKillop refaced in 1920s, 14 McKillop Street refaced 1930s)</i></p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1889</p> <ul style="list-style-type: none"> - No. 12 – refaced 1920s - No. 14 – refaced 1930s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.


Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>19. 162-164 Russell Street / 108587</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p>		<p>Date of construction: c1874-1880</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Individual HO not warranted. - Theme or place type already well represented in the Heritage Overlay by better examples.
<p>20. 248-250 Russell Street / 108579</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: early Victorian</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

<p>Property Name / Address / Property ID</p> <p>How the place was Identified</p>	<p>Photo</p>	<p>Date of Construction</p> <p>Explanation for exclusion</p>
<p>21. 264-266 Russell Street / 108575</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1889</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>22. 272 Russell Street / 108572</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1873</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Not enough evidence to recommend assessment.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>23. 296-298 Russell Street / 108568</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1874</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>24. Great Southern Hotel / 44-64 Spencer Street / 108970</p> <p><i>Also included in interwar section (578-584 Flinders Lane built 1886, 44-54 Spencer Street built 1880 and 58-62 Spencer Street built mid 1920s)</i></p> <p>Three buildings:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane 1886 - 44-54 Spencer Street 1880 - 58-62 Spencer Street 1920s <p>578-584 Flinders Lane Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane 1886 - 44-54 Spencer Street 1880 - 58-62 Spencer Street 1920s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality. - Theme (railway) already well represented in the Heritage Overlay by better examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>25. Royal Antediluvian Order of Buffaloes Grand Lodge of Victoria / 22 Sutherland Street / 109253</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p>		<p>Date of construction: 1883, 1953</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - No tangible evidence remaining that overtly connects the RAOB to the place.
<p>26. Halkett House / 11-17 Victoria Street / 109676</p> <p>In initial Master List. Previously graded D. Previous study not specified.</p>		<p>Date of construction: c1869</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.

Federation/Edwardian (1902-c1918)

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>27. Croft Institute / 21-25 Croft Alley / 101216</p> <p>Nominated</p>		<p>Date of construction: 1919</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>28. JB HI-FI / 239-243 Elizabeth Street / 103189</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: late Victorian</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme or place type represented in the Heritage Overlay.



<p>Property Name / Address / Property ID</p> <p>How the place was Identified</p>	<p>Photo</p>	<p>Date of Construction</p> <p>Explanation for exclusion</p>
<p>29. Cecil Walker Cycles / 395-397 Elizabeth Street / 103217</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: 1916</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>30. 188-202 King Street (rear) / 592048</p> <p><i>Also included in interwar section (188 King Street built 1926, 192-194 King Street built 1917)</i></p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 188 King Street built 1926 - 192-194 King Street built 1917 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Warehouses incorporated into a development of 2004. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>31. 209-211 King Street / 105309</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1909</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>32. Tramway Union Building / 232 King Street / 105380</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1916</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Not sufficiently strong association to warrant inclusion under Criteria A or H. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>33. 318 King Street / 105371</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction:</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Low integrity.
<p>34. La Trobe Street Gallery / 301 La Trobe Street / 105450</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction:</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme is represented by other places already on HO.
<p>35. 42-50 La Trobe Street / 105495</p> <p>42-44 La Trobe Street and 46-50 La Trobe Street both identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 42-44 La Trobe Street built 1915 - 46-50 La Trobe Street built 1915 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Recent development, 42-44 La Trobe Street has been demolished, 46-50 La Trobe Street only façade retained.
<p>36. Sorry Grandma / 590-592 Little Bourke Street / 105858</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1916</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>37. 62-66 Little Collins Street / 105968</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: by 1912</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>38. Melbourne Cyclorama Company / 166-186 Little Collins Street / 105965</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1908 (façade)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.



Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>39. 400-404 Little Collins Street / 108112</p> <p>Identified as part of the Queen Street Precinct</p>		<p>Date of construction: 1913</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - In 1960 it was completely refurbished including substantial changes to the facade. In 1995 it was refurbished and subdivided. Subdivided further in 1999 and converted to residential units on the upper floors. - Substantially altered. - Does not warrant individual Heritage Overlay.
<p>40. 62-64 Little La Trobe Street / 105983</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: not confirmed.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Potential contributory place in precinct. - Does not warrant individual Heritage Overlay. - Low architectural quality.
<p>41. 70-72 Little La Trobe Street / 105981</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1899</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Late example of the type. - Better examples already in the Heritage Overlay. - Substantially altered. - Low integrity.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
42. 10-22 Manton Lane / 106429 Nominated		<p>Date of construction: not confirmed.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
43. 22 Punch Lane / 107766 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		<p>Date of construction: c1900</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Low architectural quality - Low integrity - Upstairs balcony may have been open at some stage

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>44. 207-213 Queen Street / 108076</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1910c</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Low integrity
<p>45. 260-264 Queen Street / 108096</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: not confirmed.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>46. 122 Russell St / 108590</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: Around 1900</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>47. 260-262 Russell Street / 108576</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1907</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Interwar (c1919-c1940)




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>48. Grant's Warehouse / 47-49 A'Beckett Street / 100152</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993, Review of Heritage Overlay listings in the CBD, 2002)</p>		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity - Low architectural quality - Theme is represented by other examples already on HO.
<p>49. 51-53 A'Beckett Street / 100153</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993, Review of Heritage Overlay listings in the CBD, 200)</p>		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme is represented by other examples already on HO.
<p>50. Former Bercy Cinema / 124-128 Bourke Street / 101217</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1920s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - May have historic value as part of Bourke Street's cinema history. - Low integrity (the 1920s building).

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>51. 165 Bourke Street / 101123</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1922</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - An addition on the top. - Low integrity. - Low architectural quality.
<p>52. Midtown Melbourne / 246-260 Bourke Street / 101199</p> <p>Identified in a previous heritage review (under address 184-206 Swanston Street - Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: 1930s (refurbished 1998)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Low integrity - Low architectural quality
<p>53. 388 Elizabeth Street / 103305</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: c1920, not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity - Low architectural quality - Theme is represented by other places already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>54. City Edge Apartments / 399-411 Elizabeth Street / 103218</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1934</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Modern three-storey addition without setback, non-original windows - see yellow part of building - Substantially altered
<p>55. Rear of Adina Apartments / 84-94 Flinders Street / 574438</p> <p>Nominated</p>		<p>Date of construction: c1920s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality.
<p>56. 179 King Street / 105302</p> <p>Identified in a previous heritage review</p>		<p>Date of construction: 1928</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>57. 181-183 King Street / 105303</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: around 1920</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>58. 188-202 King Street (rear) / 592048</p> <p><i>Also included in Edwardian section (188 King Street built 1926, 192-194 King Street built 1917)</i></p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 188 King Street built 1926 - 192-194 King Street built 1917 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Warehouses incorporated into a development of 2004 - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>59. 189-195 King Street / 105306</p> <p>Identified in a previous heritage review (under address 193-195 King Street- Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1921</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>60. 197-199 King Street / 105307</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1925</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>61. 212-224 King Street / 105383</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1937</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - very altered, new glazing and wall coating - Substantially altered - Low integrity - Low architectural quality
<p>62. 217-219 King Street / 105311</p> <p>Identified as part of King Street Precinct</p>		<p>Date of construction: 1924</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>63. The Wiltshire / 290-300 King Street / 105374</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1923</p> <ul style="list-style-type: none"> - Does not warrant individual Heritage Overlay. - Used as the PMG Parcels Office from 1948. - Refurbished, subdivided and converted to apartments in 1999. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>64. 324 King Street / 105370</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1924</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>65. La Trobe Terrace / 123-129 La Trobe Street Melbourne VIC / 105440</p> <p><i>Also included in postwar section (123 La Trobe Street built 1935, 131 La Trobe Street built 1946)</i></p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 123 La Trobe Street 1935 - 131 La Trobe Street 1946 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered, defaced E W Tilley Buildings. - Low integrity. - Low architectural quality.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
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City Heritage Review,
1993)

66. 360 La Trobe Street /
105480

Identified in City of
Melbourne internal
review



Date of construction: 1923

Explanation for exclusion:

- Substantially altered.
- Low integrity.
- Low architectural quality.
- Theme is represented by other places already on HO.

67. Hudson on La Trobe
Apartments / 394-400
La Trobe Street /
105475

Identified in a previous
heritage review
(Central Activities
District Conservation
Study, 1985, Central
City Heritage Review,
1993)



Date of construction: 1929

- Converted to apartments in 1998

Explanation for exclusion:

- Substantially altered.
- Low integrity.
- Low architectural quality.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>68. Empire Apartments (Australian Building) / 402-408 La Trobe Street Melbourne VIC / 105474</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p>		<p>Date of construction: 1928</p> <ul style="list-style-type: none"> - Six story office converted to apartments and with additional floors added <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - extensively altered. - Low integrity. - Low architectural quality.
<p>69. Excelsior / 384-390 Little Collins Street / 105956</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1939</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Part of Guildford and Hardware Laneways Study. - Altered: balcony added. - Low integrity. - Low architectural quality. - Theme is represented by other examples already on HO.
<p>70. 65-69 Little La Trobe Street / 105980</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction:</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Only skin. - Substantially altered. - Low integrity. - Low architectural quality.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>71. 42-44 Little La Trobe Street / 105986</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1929</p> <ul style="list-style-type: none"> - Converted in 2005 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>72. 302-304 Little Lonsdale Street / 106042</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1922</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Part of Guildford and Hardware Laneways study - Low integrity. - Low architectural quality. - Theme or place type is represented by other examples already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>73. 322 Little Lonsdale Street / 106038</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1928</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>74. 361-365 Little Lonsdale Street / 106014</p> <p>Nominated</p>		<p>Date of construction: c1920s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Theme or place type is represented by other examples already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>75. 563 Little Lonsdale / 106025</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>76. 355-357 Lonsdale Street / 105699</p> <p>Nominated</p>		<p>Date of construction: 1920</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>77. Askew House / 364- 372 Lonsdale Street / 105742</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1937</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme is represented by other examples already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>78. Universal Chambers / 572-574 Lonsdale Street / 105721</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.
<p>79. Men's Gallery / 597- 603 Lonsdale Street / 105716</p> <p>Nominated</p>		<p>Date of construction: 1928</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Unlikely to have social values.
<p>80. Substation / 17 Meyers Place / 106558</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1936</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Theme is represented by other places already on HO.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>81. 10-16 McKillop Street / 106375</p> <p><i>Also included in Victorian section (both buildings originally constructed in 1889)</i></p> <p>Nominated</p>		<p>Date of construction: 1889</p> <ul style="list-style-type: none"> - No. 12 – refaced 1920s - No. 14 – refaced 1930s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.
<p>82. Substation 113 / 12-14 Russell Place / 111393</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1930</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Theme is represented by other places already on HO.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>83. 132-134 Russell Street / 108588</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1920s</p> <ul style="list-style-type: none"> - Original shopfront, altered upper storey <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.
<p>84. 300 Russell Street / 108567</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1925</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>85. Great Southern Hotel / 44-64 Spencer Street / 108970</p> <p><i>Also included in Victorian section (578-584 Flinders Lane built 1886, 44-54 Spencer Street built 1880 and 58-62 Spencer Street built mid 1920s)</i></p> <p>Nominated</p> <p>Three buildings:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane 1886 - 44-54 Spencer Street 1880 - 58-62 Spencer Street 1920s <p>578-584 Flinders Lane Identified in a previous heritage review (Central Activities District Conservation</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane built 1886 - 44-54 Spencer Street built 1880 - 58-62 Spencer Street built mid 1920s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality. - Theme (railway) is represented by other examples already on HO.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
Study, 1985, Central City Heritage Review, 1993)		


Postwar (1945-1975)

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>86. Wilder House / 41-45 A'Beckett Street / 100151</p> <p>Nomination</p>		<p>Date of construction: 1955</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Late example of the type. - Better and earlier examples represented in the Heritage Overlay. - Does not warrant individual Heritage Overlay.
<p>87. 169 Bourke Street / 101124</p> <p>Identified in the City of Melbourne internal review</p>		<p>Date of construction: 1960</p> <ul style="list-style-type: none"> - Three storey shop with alterations to shopfront 2011. Upper level glazing has been replaced. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>88. 449-455 Bourke Street / 108070</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1961</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered (1991) - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>89. 458-466 Bourke Street / 101182</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p> <p>Identified by GJM in field work.</p>		<p>Date of construction: 1965</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Re-cladding of spandrels in an unsympathetic material has substantially altered the original design intent. - Diminished architectural integrity.
<p>90. Marland House / 562-574 Bourke Street / 101173</p> <p>In initial Master List. Previously graded D. Previous study not specified.</p>		<p>Date of construction: 1972</p> <ul style="list-style-type: none"> - Office tower refurbished including re-cladding of the façade between 1997 and 2003. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. Low integrity. - Does not warrant individual Heritage Overlay.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>91. The Mark on Collins Apartments / 319-325 Collins Street / 110763</p> <p>Identified in previous heritage review (CAD Conservation Study 1985, Central City Heritage Study Review 1993).</p>		<p>Date of construction: 1965</p> <ul style="list-style-type: none"> - A 13 storey building formerly known as Embank House. This place has been converted to apartments and has additional floors and balconies added and the ground floor remodelled <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>92. 351-357 Collins Street / 102091</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1968</p> <ul style="list-style-type: none"> - 23 storey precast office building designed by Buchan, Laird & Buchan. The façade has been reclad with glass and the ground floor altered. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - - Substantially altered. - Low integrity. <p>Does not warrant individual Heritage Overlay.</p>




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>93. 352-358 Collins Street / 102134</p> <p>Identified in previous heritage review (CAD Conservation Study 1985, Central City Heritage Study Review 1993).</p> <p>Nominated</p>		<p>Date of construction: 1969 or 1973 (not confirmed)</p> <ul style="list-style-type: none"> - 17 storey office tower. It is a late example of a modern office tower and possesses little architectural merit. The ground floor has been altered. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Late example of the type. - Does not warrant individual Heritage Overlay.
<p>94. 408-410 Collins Street / 102128</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Review of Heritage Overlay listings in the CBD, 2002)</p>		<p>Date of construction: 1957</p> <ul style="list-style-type: none"> - Facade which features a glass curtain wall was refurbished in 1987. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>95. Collins Street Tower / 480-490 Collins Street / 102118</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1966</p> <ul style="list-style-type: none"> - A 9-storey office tower built for the State Insurance Office. It was refurbished and further 9 storeys added in 1972. In 2005 it was refurbished and 2 levels added. The plaza was infilled with a 3 level podium. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>96. 31-39 Elizabeth Street / 103172</p> <p>Identified by GJM in field work.</p>		<p>Date of construction: c1963</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Modifications to the building have diminished the architectural integrity of the place. - Most impactful change has been the rendering of the originally exposed brick facades.

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Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>97. Orbit House / 183 Elizabeth Street / 103179</p> <p>Identified in the City of Melbourne internal review</p>		<p>Date of construction: c1960s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>98. 49-51 Exhibition Street / 103594</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - An 8 storey office building and subdivided in 1996. The glazing has been replaced. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Does not warrant individual Heritage Overlay.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>99. 96-102 Exhibition Street / 103628</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1965</p> <ul style="list-style-type: none"> - 11-storey building refurbished in 2003 with the façade replaced. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>100. 342-348 Flinders Street / 104004</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1956</p> <ul style="list-style-type: none"> - Federation House an 11 storey office building designed by Meldrum & Noad. Originally of 6 stories, an additional five levels were added in 1962. Refurbished in 1988 including a significant alteration to the facade. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>101. 213-215 King Street / 105310</p> <p>Identified as part of King Street Precinct</p>		<p>Date of construction: 1956</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.


Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>102. La Trobe Apartments / 58-66 La Trobe Street / 105491</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1957</p> <ul style="list-style-type: none"> - Apartments refurbished in 2008. Currently in HO488 Police Headquarters complex 336-376 Russell Street. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Does not warrant individual Heritage Overlay.
<p>103. Centro Apartments / 348-358 La Trobe Street / 105481</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1968</p> <ul style="list-style-type: none"> - 11-storey office designed by Bogle Banfield, refurbished to apartments in 1994 and façade significantly altered by the addition of balconies. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>104. Rear of 378-392 La Trobe Street / 105477</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1960s</p> <ul style="list-style-type: none"> - 1960s car park between 183 and 217 A'Beckett Street. May have historic and/or representative value as an early car park. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Insufficient comparative understanding of building typology (garages).




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>105. The Crossley Hotel / 47-55 Little Bourke Street / 105831</p> <p>Not sure how this building was identified?</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - 7 storey flats refurbished in 1972 and 2004. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>106. The Hub Arcade / 318-322 Little Collins Street / 105960</p> <p>Nominated</p>		<p>Date of construction: 1966</p> <ul style="list-style-type: none"> - 3 storey office with ground level arcade. Currently within HO509 Post Office Precinct. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Architecturally undistinguished building that does not meet the threshold for local significance in its own right.
<p>107. SkyLofts 601 on little Collins / 601 Little Collins Street / 105945</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1974</p> <ul style="list-style-type: none"> - An 8 storey former office building built for MMBW. Redeveloped, subdivided and converted to a storage facility in 2004 and apartments in 2012. Four additional floors added. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.



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Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
		<ul style="list-style-type: none"> - Does not meet the threshold for local significance in its own right.
<p>108. 613-639 Little Collins Street / 108968</p> <p>Not sure how this building was identified</p>		<p>Date of construction: 1973</p> <ul style="list-style-type: none"> - MMBW building reclad in 1990s. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>109. 38-40 Little La Trobe Street / 105987</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1948 (two storeys), additional storey 1954.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Late example of the type. - Better and earlier examples represented in the Heritage Overlay. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>110. 152-156 Little Lonsdale Street / 106048</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1963-66</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>111. Golden Square Parking / 217-231 Lonsdale Street / 105693</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1953</p> <ul style="list-style-type: none"> - Parking station currently in HO507 Little Bourke Street precinct. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Utilitarian structure of limited architectural merit. - Historic theme better represented by other examples subject to heritage controls.
<p>112. 365 Lonsdale Street / 105701</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1920s</p> <ul style="list-style-type: none"> - A 3 storey office refurbished in 1960s. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Does not warrant individual Heritage Overlay.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>113. 382-384 Lonsdale Street / 105740</p> <p>Nominated</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1959</p> <ul style="list-style-type: none"> - A 5 storey office designed by Gawler and Boardman. Photo from 1959 shows that façade and ground floor has been refurbished. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - There are better and earlier examples.
<p>114. MIT House / 386-392 Lonsdale Street / 105739</p> <p>Nominated</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1959</p> <ul style="list-style-type: none"> - A 13-storey office tower built for the Electrolytic Zinc Co. in 1959. Refurbished and façade changed in 1990 – see 1959 photo. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - There are better and earlier examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
		
<p>115. Reed House, Formerly Southern Cross Assurance Co / 8-12 Market Street / 106439</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1961-1962</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Diminished integrity. - Does not warrant individual Heritage Overlay.
<p>116. Oaks on Market / 54-60 Market Street / 106436</p> <p>Nominated</p>		<p>Date of construction: 1964-66</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantial modifications have reduced the architectural integrity of the place. - These changes include the application of metal cladding to the vertical brick piers of the main facades, which has altered the original grid-like appearance of the façade. - Three-additional storeys have been added to the building, altering the original presentation.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>117. QBE House / 10-16 Queen Street / 108117</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1972</p> <ul style="list-style-type: none"> - Refurbished in 1992 - Ground floor appears to have been reclad with a metal like cladding. Awning added. - Above ground floor windows appear original. Façade appears intact. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Diminished integrity. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.
<p>118. Perpetual Trustees /40-52 Queen Street / 108113</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1973</p> <ul style="list-style-type: none"> - Refurbished 1990 - Modifications to first few floors with new glazing and spandrel panels. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Does not have a readily discernible architectural character. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>119. SDA House / Norwich Union Insurance Building / 53-57 Queen Street / 108063</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1958</p> <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.
<p>120. Bank of Singapore House / 97-101 Queen Street / 108066</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - Appears to have been totally refurbished or built at a later time. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Low architectural quality. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.



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Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>121. 163-173 Queen Street / 108072</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1974</p> <ul style="list-style-type: none"> - Refurbished in stages from 2001 to 2003 <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Diminished integrity. - Potential Contributory significance in a precinct - Does not warrant individual Heritage Overlay.
<p>122. 174-176 Queen Street / 108106</p> <p>Identified as a potential non-contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1950s</p> <ul style="list-style-type: none"> - Extensively refurbished 1990. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>123. 178-182 Queen Street / 108105</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p> <p>Nominated</p>		<p>Date of construction: 1960</p> <ul style="list-style-type: none"> - Has been altered: a metal screen that extended over the glazed section has been removed. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Low integrity. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>124. 224-236 Queen Street / 108101</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1958</p> <ul style="list-style-type: none"> - Significant alterations, not much of original character remains. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>125. 168 Russell Street / 108585</p> <p>Nominated</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1970.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - It possesses little architectural merit. - Assessment is not recommended.
<p>126. 256-258 Russell Street / 108577</p> <p>Nominated</p>		<p>Date of construction: c1960s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - It possesses little architectural merit. - Assessment is not recommended.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>127. 49-51 Spring Street / 108979</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1973</p> <ul style="list-style-type: none"> - 12 storey office tower built 1973. Refurbished as apartments with 4 added storeys in 1999 to a design by Nation Fender Katsalidis. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - An example of office conversion to residential use but otherwise as a class of places it does not warrant assessment at this time.
<p>128. The Clarion Gateway Apartments / 1-13 William Street / 103999</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - Built in 1967 as Commonwealth office and converted in 1998 to apartments. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - There are better and earlier examples. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>129. 15W (Former Monash House) / 15-33 William Street / 110091</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: c1967</p> <ul style="list-style-type: none"> - A 20 storey office built 1967 and 1974 and refurbished in 2003 by Peddle Thorp including a four-storey extension in 2006. It is of some interest for its relatively intact plaza. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.
<p>130. Quest on William / 170-176 William Street / 110145</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: circa 1968, source: http://www.slv.vic.gov.au/pictoria/gid/slv-pic-aab82045</p> <ul style="list-style-type: none"> - A 15 storey former office building. Refurbished and converted to serviced apartments with the addition of the top three storeys to a design by Hayball Leonard Stent in 1997. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>131. The William / 189-203 William Street / 110099</p> <p>Identified in previous heritage review (Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1966</p> <ul style="list-style-type: none"> - Built in 1966. PMG and telecom offices from 1966, it has been significantly modified. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.
<p>132. Owen Dixon Chambers East / 205 William Street / 110100</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1961.</p> <ul style="list-style-type: none"> - This office building has been modified substantially and the glazed façade replaced in 2001-2005. The neighbouring Owen Dixon Chambers West had 6 floors added in 2013-2014. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>133. William Cooper Justice Centre / 223-229 William Street / 110101</p> <p>Not sure how this place was identified</p>		<p>Date of construction: 1969</p> <ul style="list-style-type: none"> - A 12 storey office tower built in 1969 and completely refurbished in 1990. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.
<p>134. AGC House / 277-287 William Street / 110108</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1962</p> <ul style="list-style-type: none"> - The façade of this 1962 13 storey building was replaced in 1985, with additional refurbishment and two floors in 2000. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.




Demolished places

Victorian (1851-1901)

Property Name / Address / Property ID	Photo	Explanation for exclusion
<p>135. Rear of 394 Collins Street and 7-21 Austral Lane / 110666</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Demolished</p> <p>- Partly within HO607 (400-402 Collins Street)</p>
<p>136. 556-560 Flinders Street / 103986</p>		<p>Demolished</p>
<p>137. Former GMK House / 36-40 La Trobe Street / 105496</p>		<p>Demolished</p>



Federation/Edwardian (1902-c1918)

Property Name / Address / Property ID	Photo	Explanation for exclusion
138. Bennetts Lane Jazz Club / 25 Bennetts Lane/ 101023		Demolished
139. 131-135 Bourke Street / 101118		Demolished
140. 109-111 Little Lonsdale Street / 106006		Demolished

Interwar (c1919-c1940)

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
141. A'Beckett Tower / 19-37 A'Beckett Street / 500323		Demolished
142. 312-318 La Trobe Street / 105483		Demolished
143. Rewal House / 188-222 La Trobe Street / 105487		Demolished

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
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144. (Rear of) Australis Apartments / 593-611 Little Lonsdale Street / 106028





Demolished

145. Emporium Melbourne / 269-321 Lonsdale Street / 105698



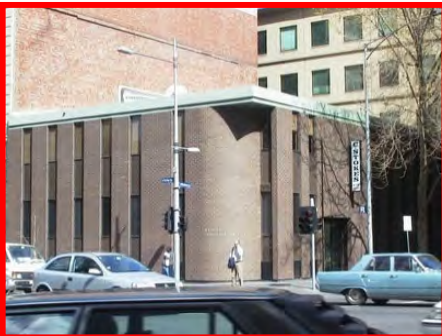
Also included in Post war section



Demolished

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
146. 12-14 Little La Trobe Street / 105992 Nominated in external stakeholders workshop		Demolished
147. 16 Little La Trobe Street / 105991 Nominated in external stakeholders workshop		Demolished

Postwar (1945-1975)

Property Name / Address / Property ID	Photo	Explanation for exclusion
148 41-43 Exhibition Street / 103968		Demolished
149 148-156 Queen Street / 108109		Demolished
150 Stokes Building / 35 King Street / 105295		Demolished

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
151. 405-411 Bourke Street / 101148		Demolished
152. 433-455 Collins Street / 102100		Demolished
153. The Olderfleet Buildings (postwar building only) / 471- 485 Collins Street / 102102		Demolished
154. 9-27 Downie Street / 102595		Demolished

Property Name / Address / Property ID	Photo	Explanation for exclusion
<p>155 Southern Cross / 113-149 Exhibition Street / 103597</p> <p>How the place was Identified</p>		<p>Nomination comment:</p> <p>Fieldwork comment: NEW BUILDING ON THE SITE</p> <p>Prioritisation comment: redeveloped, intangible attributes, remembered in naming</p> <p>Post commencement comment:</p>
<p>156 Port Phillip Arcade / Flinders Street /</p>		<p>Demolished</p>
<p>1. Emporium Melbourne / 269-321 Lonsdale Street / 105698</p> <p>Also included in Interwar section</p>		<p>Demolished</p>
		

A7 LIST OF ALL PLACES

This list comprises places listed in:

- Appendix 1 (Places recommended for Heritage Overlay)
- Appendix 2 (Precincts recommended for Heritage Overlay)
- Appendix 6 (Places not recommended for Heritage Overlay)

Address	Place name	How identified	Recommended for HO	When recommended for HO
19-37 A'Beckett Street MELBOURNE (Demolished)	A'Beckett Tower	Previous heritage review	No	
41-45 A'Beckett Street MELBOURNE	Wilder House	Nominated	No	
47-49 A'Beckett Street MELBOURNE	Grant's Warehouse	Nominated/Previous heritage review	No	
51-53 A'Beckett Street MELBOURNE		Nominated/Previous heritage review	No	
183-189 A'Beckett Street MELBOURNE	Grange Lynne Pty Ltd	Previous heritage review	Yes	Pilot Stage
11-21 Bennetts Lane MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
23 Bennetts Lane MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
25 Bennetts Lane MELBOURNE (Demolished)	Bennetts Lane Jazz Club	Nominated/Previous heritage review	No	
124-128 Bourke Street MELBOURNE	Former Bercy Cinema	City of Melbourne internal review	No	
131-135 Bourke Street MELBOURNE		Previous heritage review	No	

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Address	Place name	How identified	Recommended for HO	When recommended for HO
(Demolished)				
146-150 Bourke Street MELBOURNE	Shops, residence and former bank	Previous heritage review	Yes	2017-18
152-158 Bourke Street MELBOURNE	Patersons Pty Ltd	Previous heritage review	Yes	Pilot Stage
151-163 Bourke Street MELBOURNE	Former Malcolm Reid and Co Department Store	Previous heritage review	Yes	2018-20
165 Bourke Street MELBOURNE		Previous heritage review	No	
169 Bourke Street MELBOURNE		City of Melbourne internal review	No	
171 Bourke Street MELBOURNE	Shop	Previous heritage review	Yes	2017-18
173-175 Bourke Street MELBOURNE	Shops	Previous heritage review	Yes	2017-18
188 Bourke Street MELBOURNE	Former Rockmans Showrooms Pty Ltd	Previous heritage review	Yes	2018-20
194-200 Bourke Street MELBOURNE	Hoyts Mid City Cinemas	Previous heritage review	Yes	Pilot Stage
201-207 Bourke Street MELBOURNE	Shop and residences	Previous heritage review	Yes	2017-18
202-204 Bourke Street MELBOURNE	Former Sharpe Bros Pty Ltd	Nominated/Previous heritage review	Yes	2018-20
209-215 Bourke Street MELBOURNE	Shop and residences	Previous heritage review	Yes	2017-18
220 Bourke Street MELBOURNE	Former Palmer's Emporium	Nominated/Previous heritage review	Yes	2017-18
246-260 Bourke Street MELBOURNE	Midtown Melbourne	Previous heritage review/City of Melbourne internal review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
253-267 Bourke Street MELBOURNE	Royal Mail House	Previous heritage review/ GJM field work	Yes	2018-20
376-378 Bourke Street MELBOURNE	Former Coles and Garrard Building	Nominated/Previous heritage review	Yes	2018-20
384-386 Bourke Street MELBOURNE	Thomas Warburton Pty Ltd	Nominated	Yes (Extended individual HO)	2018-20
387-391 Bourke Street MELBOURNE	Saracen's Head Hotel	Nominated/Previous heritage review	No	
393-403 Bourke Street MELBOURNE	Former John Danks & Son	Nominated	Yes	2018-20
405-411 Bourke Street MELBOURNE (Demolished)		Nominated	No	
418-420 Bourke Street MELBOURNE	Gothic Chambers	Part of nominated place	Yes (Extended individual HO)	2018-20
422-424 Bourke Street MELBOURNE	Offices	City of Melbourne internal review	Yes	2018-20
449-455 Bourke Street MELBOURNE		Previous heritage review	No	
457-471 Bourke Street MELBOURNE	Former Dalgety House	Previous heritage review/GJM field work	Yes	2018-20
458-466 Bourke Street MELBOURNE		Previous heritage review/GJM field work	No	
468-470 Bourke Street MELBOURNE	Law Institute of Victoria, former London Assurance House	Previous heritage review	Yes	Pilot Stage
480 Bourke Street MELBOURNE	Commercial building	Previous heritage review	Yes	2017-18

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Address	Place name	How identified	Recommended for HO	When recommended for HO
482-484 Bourke Street MELBOURNE	Former Victorian Amateur Turf Club	Previous heritage review	Yes	2017-18
527-555 Bourke Street MELBOURNE	AMP Tower and St James Building Complex	Previous heritage review/GJM field work	Yes	2018-20
562-574 Bourke Street MELBOURNE	Marland House	City of Melbourne list	No	
589-603 Bourke Street MELBOURNE	Office Building	GJM field work	Yes	2018-20
13-15 Collins Street MELBOURNE	Apartment building	Nominated/Previous heritage review	Yes	2017-18
18-22 Collins Street MELBOURNE	Coates Building	Previous heritage review/ GJM field work	Yes	2018-20
56-64 Collins Street MELBOURNE	Former Reserve Bank of Australia	Previous heritage review/ GJM field work	Yes (Not included in a Heritage Overlay – see Addendum)	2018-20
100-104 Collins Street MELBOURNE	Former Gilbert Court	Nominated/Previous heritage review/ GJM field work	Yes	2018-20
221-231 Collins Street MELBOURNE	Wales Corner	Previous heritage review/ GJM field work	Yes	2018-20
251-257 Collins Street MELBOURNE	Former Commercial Banking Company of Sydney Building	City of Melbourne internal review/ GJM field work	Yes	2018-20
265-269 Collins Street MELBOURNE	Former Bank of Adelaide Building	Previous heritage review/ GJM field work	Yes	2018-20
276-278 Collins Street MELBOURNE	Former Allans Building	Previous heritage review/ GJM field work	Yes	2018-20
303-317 Collins Street MELBOURNE	Former MLC Building	GJM field work	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
			(Not included in a Heritage Overlay – see Addendum)	
308-336 Collins Street MELBOURNE	Former Colonial Mutual Life Assurance Building and plaza with 'Children's Tree' Sculpture	Nominated/Previous heritage review	Yes	2018-20
319-325 Collins Street MELBOURNE	The Mark on Collins Apartments	Previous heritage review	No	
344-350 Collins Street MELBOURNE	Former AMP Building	GJM field work	Yes	2018-20
351-357 Collins Street MELBOURNE		Previous heritage review	No	
352-358 Collins Street MELBOURNE		Nominated/Previous heritage review	No	
359-373 Collins Street MELBOURNE	Former Commonwealth Banking Corporation Building	GJM field work	Yes	2018-20
375-383 Collins Street MELBOURNE	Former Legal & General House	Nominated	Yes	2018-20
Rear of 394 Collins Street and Austral Lane MELBOURNE (Demolished)		Previous heritage review	No	
404-406 Collins Street MELBOURNE	Praemium House, former Atlas Assurance building	Previous heritage review	Yes	Pilot Stage
408-410 Collins Street MELBOURNE		Previous heritage review	No	
430-442 Collins Street MELBOURNE	Royal Insurance Group	Previous heritage review	Yes	Pilot Stage
433-455 Collins Street MELBOURNE (Demolished)	National Mutal Life Centre	Previous heritage review	No	
454-456 Collins Street MELBOURNE	Former Guardian Building	Previous heritage review/ GJM field work	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
468-478 Collins Street MELBOURNE	Former Australia-Netherlands House	Nominated/ GJM field work	Yes	2018-20
471-485 Collins Street MELBOURNE (Demolished)	The Olderfleet Buildings (postwar building only)	Previous heritage review	No	
480-490 Collins Street MELBOURNE	Collins Street Tower	Previous heritage review	No	
516-520 Collins Street MELBOURNE	Office Building	GJM field work	Yes (Not included in a Heritage Overlay – see Addendum)	2018-20
608-610 Collins Street MELBOURNE		Nominated	No	
11 Coromandel Place MELBOURNE		City of Melbourne internal review	No	
1-5 Coverlid Place MELBOURNE	Warehouse	City of Melbourne list	Yes	2017-18
21-25 Croft Alley MELBOURNE	Croft Institute	Nominated	No	
9-27 Downie Street MELBOURNE (Demolished)		Nominated	No	
5-7 Drewery Lane MELBOURNE		Existing VHR place/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
2-20 Drewery Place MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
22 Drewery Place MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
11-15 Duckboard Place MELBOURNE	Warehouse	Previous heritage review	Yes (Flinders Lane Precinct and individual HO)	Pilot Stage
1-5 Elizabeth Street MELBOURNE	Former Hosies Hotel	Previous heritage review/City of Melbourne internal review/ GJM field work	Yes	2018-20
7-9 Elizabeth Street MELBOURNE	Shops, care and office	City of Melbourne internal review	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
17-19 Elizabeth Street MELBOURNE	Excelsior House former Excelsior Chambers	Previous heritage review	Yes	2017-18
25 Elizabeth Street MELBOURNE	Former Universal House	Previous heritage review	Yes (Not included in a Heritage Overlay – see Addendum)	2017-18
31-39 Elizabeth Street MELBOURNE		GJM field work	No	
183 Elizabeth Street MELBOURNE	Orbit House	City of Melbourne internal review	No	
239-243 Elizabeth Street MELBOURNE	JB HIFI	City of Melbourne internal review	No	
341-345 Elizabeth Street MELBOURNE	Former Cassells Tailors Pty Ltd	Previous heritage review	Yes	2018-20
388 Elizabeth Street MELBOURNE		City of Melbourne internal review	No	
395-397 Elizabeth Street MELBOURNE	Cecil Walker Cycles	City of Melbourne internal review	No	
399-411 Elizabeth Street MELBOURNE	City Edge Apartments	Previous heritage review	No	
1-3 Evans Lane MELBOURNE	Substation	Previous heritage review	Yes (Little Lonsdale Precinct)	2017-18
41-43 Exhibition Street MELBOURNE (Demolished)		Previous heritage review	No	
49-51 Exhibition Street MELBOURNE		Previous heritage review	No	
96-102 Exhibition Street MELBOURNE		Previous heritage review	No	
113-149 Exhibition Street MELBOURNE	Southern Cross	Previous heritage review	No	

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Address	Place name	How identified	Recommended for HO	When recommended for HO
(Demolished)				
114-122 Exhibition Street MELBOURNE	Former Morris House	Previous heritage review	Yes (Not included in a Heritage Overlay – see Addendum)	2018-20
136 -144 Exhibition Street MELBOURNE	Former Australia Pacific House	GJM field work	Yes	2018-20
174-192 Exhibition Street MELBOURNE	Former Bryson Centre	GJM field work	Yes	2018-20
287-293 Exhibition Street MELBOURNE	Former Exhibition Towers	GJM field work	Yes	2018-20
295-301 Exhibition Street MELBOURNE	Taweels Buildings	Previous heritage review	Yes (Little Lonsdale Precinct)	2017-18
303 Exhibition Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Precinct)	2017-18
305-307 Exhibition Street MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
353 Exhibition Street MELBOURNE	Warehouse	Nominated	Yes	2018-20
2-14 Exploration Lane MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
31-35 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
37-45 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
55 Flinders Lane MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
57-59 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
61-73 Flinders Lane MELBOURNE	Sargood House	Existing individual HO/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
75-77 Flinders Lane MELBOURNE	Alley Building	Existing individual HO/Part of precinct	Yes (Flinders Lane Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
87-89 Flinders Lane MELBOURNE	Swiss Club of Victoria	Previous heritage review	Yes (Flinders Lane Precinct and individual HO)	Pilot Stage
91-93 Flinders Lane MELBOURNE	Duckboard House	Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
95-101 Flinders Lane MELBOURNE	Garden State Hotel	Nominated/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
103-105 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
107-109 Flinders Lane MELBOURNE		Nominated/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
121-123 Flinders Lane MELBOURNE	Austin House	Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
125-127 Flinders Lane MELBOURNE	Higson Building	Existing individual HO/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
129-131 Flinders Lane MELBOURNE		Existing VHR place/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
133-135 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
137-139 Flinders Lane MELBOURNE	Former Bank of New South Wales	Previous heritage review	Yes(Flinders Lane Precinct and individual HO)	2017-18
141-145 Flinders Lane MELBOURNE	Pawson House	Nominated/Existing individual HO	Yes(Flinders Lane Precinct)	2017-18
145-149 Flinders Lane MELBOURNE		Nominated/Existing individual HO	Yes(Flinders Lane Precinct)	2017-18
376-382 Flinders Lane MELBOURNE	Former Batman Automatic Telephone Exchange	Previous heritage review/Part of former precinct	Yes	2018-20
384-386 Flinders Lane MELBOURNE	Former Gordon Buildings	Previous heritage review	Yes	Pilot Stage

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Address	Place name	How identified	Recommended for HO	When recommended for HO
Flinders Street MELBOURNE (Demolished)	Port Phillip Arcade	Nominated	No	
Flinders Street (Queen street to near Spencer Street) MELBOURNE	Flinders Street Railway Viaduct	Nominated	Yes	2018-20
32 Flinders Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
84-94 Flinders Street MELBOURNE	Rear of Adina Apartments	Nominated	No	
96-98 Flinders Street MELBOURNE	Dreman Building	Previous heritage review	Yes	Pilot Stage
100-102 Flinders Street MELBOURNE	Former Sunday School Union of Victoria	Previous heritage review	Yes	Pilot Stage
114-128 Flinders Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
130-132 Flinders Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
134-136 Flinders Street MELBOURNE	Epstein House	Previous heritage review	Yes (Flinders Lane Precinct and individual HO)	Pilot Stage
138-140 Flinders Street MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
142-148 Flinders Street MELBOURNE	Duke of Wellington Hotel	Existing VHR place/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
342-348 Flinders Street MELBOURNE		Previous heritage review	No	
490 Flinders Street MELBOURNE	Willis' Building	Previous heritage review	Yes (Not included in a Heritage Overlay – see Addendum)	2018-20
556-560 Flinders Street MELBOURNE (Demolished)		Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
562-564 Flinders Street and rear in Downie Street MELBOURNE	Former Markillie's Prince of Wales Hotel (HO1041)	City of Melbourne internal review	Yes (Extended individual HO)	2018-20
23-25 George Parade MELBOURNE	CitiPower former Melbourne City Council substation	Previous heritage review	Yes	2017-18
54 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
56 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
58 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
60 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
11 Highlander Lane MELBOURNE	Former Zander's No.2 Store	Previous heritage review	Yes	Pilot Stage
11A Highlander Lane MELBOURNE	Warehouse	Nominated/Previous heritage review	Yes	Pilot Stage
25 King Street MELBOURNE	Former Melbourne Shipping Exchange	Previous heritage review	Yes	2017-18
26-32 King Street MELBOURNE	Warehouse	Previous heritage review	Yes	2018-20
35 King Street MELBOURNE (Demolished)	Stokes Building	City of Melbourne internal review	No	
171-173 King Street MELBOURNE	Warehouse	Previous heritage review/Part of former precinct	Yes	2018-20
179 King Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
181-183 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
184-186 King Street MELBOURNE		Previous heritage review	No	
188-202 King Street MELBOURNE		Previous heritage review	No	

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Address	Place name	How identified	Recommended for HO	When recommended for HO
189-195 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
197-199 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
203-207 King Street MELBOURNE	Former factory	Previous heritage review/Part of former precinct	Yes	2018-20
204-208 King Street MELBOURNE	Great Western Hotel	Previous heritage review	Yes	2018-20
209-211 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
212-224 King Street MELBOURNE		Previous heritage review	No	
213-215 King Street MELBOURNE		Part of former precinct	No	
217-219 King Street MELBOURNE		Part of former precinct/Part of former precinct	No	
232 King Street MELBOURNE	Tramway Union Building	Previous heritage review	No	
248-250 King Street MELBOURNE	(Rear of) Kilkenny Inn	Previous heritage review	No	
256-260 King Street MELBOURNE	Former Paramount House	Previous heritage review	Yes	2018-20
273-275 King Street MELBOURNE		Previous heritage review	No	
277-287 King Street MELBOURNE	Hotel Sophia	Nominated/Previous heritage review	No	
290-300 King Street MELBOURNE	The Wiltshire	Previous heritage review	No	
295-305 King Street MELBOURNE (Now demolished)	Former Koorie Heritage Trust building and Zander's No.2 Warehouse	Previous heritage review	Yes	2017-18
307-309 King Street MELBOURNE (Now demolished)	Former Walton and Scott engineering works	Previous heritage review	Yes	2017-18
318 King Street MELBOURNE		City of Melbourne internal review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
324 King Street MELBOURNE		City of Melbourne internal review	No	
3 Kirks Lane MELBOURNE	Gothic Chambers warehouse	Nominated	Yes (Extended individual HO)	2018-20
30-34 La Trobe Street MELBOURNE	Turn Verein Hall	Previous heritage review	Yes	Pilot Stage
36-40 La Trobe Street MELBOURNE (Demolished)	Former GMK House	Previous heritage review	No	
42-50 La Trobe Street MELBOURNE		Previous heritage review	No	
58-66 La Trobe Street MELBOURNE	La Trobe Apartments	Previous heritage review	No	
123-129 La Trobe Street MELBOURNE	La Trobe Terrace	Nominated/Previous heritage review	No	
188-222 La Trobe Street MELBOURNE (Demolished)	Rewal House	Nominated	No	
293-299 La Trobe Street MELBOURNE (Now demolished)	Former Duke of Kent Hotel	City of Melbourne internal review	Yes	2018-20
301 La Trobe Street MELBOURNE	La Trobe Street Gallery	City of Melbourne internal review	No	
312-318 La Trobe Street MELBOURNE (Demolished)		City of Melbourne list	No	
333-335 La Trobe Street MELBOURNE		City of Melbourne internal review	No	
348-358 La Trobe Street MELBOURNE	Centro Apartments	Previous heritage review	No	
360 La Trobe Street MELBOURNE		City of Melbourne internal review	No	
Rear of 378-392 La Trobe Street MELBOURNE		Previous heritage review	No	

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Address	Place name	How identified	Recommended for HO	When recommended for HO
394-400 La Trobe Street MELBOURNE	Hudson on La Trobe Apartments	Previous heritage review	No	
402-408 La Trobe Street MELBOURNE	Empire Apartments (Australian Building)	Nominated/Previous heritage review	No	
47-55 Little Bourke Street MELBOURNE	The Crossley Hotel	City of Melbourne list	No	
258-264 Little Bourke Street MELBOURNE	Former State Savings Bank	Previous heritage review	Yes (Swanston Street North Precinct and individual overlay)	2017-18 (precinct) / 2018-20 (individual)
354-360 Little Bourke Street MELBOURNE	Melbourne House	Previous heritage review/City of Melbourne internal review	Yes	2018-20
365-367 Little Bourke Street MELBOURNE	Thomas Warburton Pty Ltd Complex	Part of nominated place	Yes (Extended individual HO)	2018-20
428-432 Little Bourke Street MELBOURNE	Former Printcraft House	Previous heritage review	Yes	2018-20
441-443 Little Bourke Street MELBOURNE	Downs House	Previous heritage review/City of Melbourne internal review	Yes	2018-20
548-558 Little Bourke Street & 565 Lonsdale Street MELBOURNE	Victoria Bond Store	Previous heritage review/City of Melbourne internal review	No	
590-592 Little Bourke MELBOURNE	Sorry Grandma	Previous heritage review/Part of former precinct	No	
602-606 Little Bourke Street MELBOURNE	Former Melbourne City Council Power Station	Nominated/Part of former precinct	Yes (Extended individual HO)	2018-20
620-648 Little Bourke Street MELBOURNE	Former Melbourne City Council Power Station	City of Melbourne list	Yes (Extended individual HO)	2018-20
37 Little Collins Street MELBOURNE	Shop	Previous heritage review	Yes	Pilot Stage
39-41 Little Collins Street MELBOURNE	Former Wenley Motor Garage	Previous heritage review	Yes	Pilot Stage

Address	Place name	How identified	Recommended for HO	When recommended for HO
57-67 Little Collins Street MELBOURNE	Former Craig, Williamson Pty Ltd complex	Previous heritage review	Yes	2018-20
62-66 Little Collins Street MELBOURNE		Previous heritage review/Part of precinct	No	
130-134 Little Collins Street MELBOURNE (Now demolished)	Former Methodist Church	GJM fieldwork	Yes	2018-20
166-186 Little Collins Street MELBOURNE	Melbourne Cyclorama Company	Previous heritage review	No	
188-194 Little Collins Street MELBOURNE	Shocko House, former Godfey's Building	Previous heritage review	Yes	2017-18
318-322 Little Collins Street MELBOURNE	The Hub Arcade	Nominated	No	
335-349 Little Collins Street MELBOURNE	Equitable House	Previous heritage review	Yes	2018-20
377-379 Little Collins Street MELBOURNE	Collins Gate	Previous heritage review	Yes	2018-20
378-380 Little Collins Street MELBOURNE		Nominated/Previous heritage review	No	
382 Little Collins Street MELBOURNE	Former Law Institute House	Nominated/Previous heritage review	Yes	2018-20
384-390 Little Collins Street MELBOURNE	Excelsior	Nominated/Previous heritage review	No	
400-404 Little Collins Street MELBOURNE		Part of former precinct	No	
421-423 Little Collins Street MELBOURNE		Previous heritage review	No	
457-469 Little Collins Street MELBOURNE	Cowan House	City of Melbourne internal review	Yes	2018-20

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
			(Not included in a Heritage Overlay – see Addendum)	
499-503 Little Collins Street MELBOURNE	Henty House	Previous heritage review	Yes	2018-20
577-583 Little Collins Street MELBOURNE	Warehouses	Previous heritage review	Yes	Pilot Stage
582-584 Little Collins Street MELBOURNE	Commercial building	Previous heritage review	Yes	Pilot Stage
588-600 Little Collins Street MELBOURNE	Stella Maris Seafarers' Centre	City of Melbourne list	Yes (Not included in a Heritage Overlay – see Addendum)	2018-20
601 Little Collins Street MELBOURNE	SkyLofts 601 on little Collins	Previous heritage review	No	
613-639 Little Collins MELBOURNE		City of Melbourne list	No	
616-622 Little Collins Street MELBOURNE	Former Melbourne and Metropolitan Tramways Building	Previous heritage review	Yes	Pilot Stage
12-14 Little La Trobe Street MELBOURNE (Demolished)		Nominated	No	
16 Little La Trobe Street MELBOURNE (Demolished)		Nominated	No	
34-36 Little La Trobe Street MELBOURNE	Warehouse	Previous heritage review	Yes	2018-20
38-40 Little La Trobe Street MELBOURNE		Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
42-44 Little La Trobe Street MELBOURNE		Nominated/Previous heritage review	No	
46 Little La Trobe Street MELBOURNE		Nominated	No	
62-64 Little La Trobe Street MELBOURNE		Previous heritage review	No	
65-69 Little La Trobe Street MELBOURNE		City of Melbourne internal review	No	
70-72 Little La Trobe Street MELBOURNE		City of Melbourne internal review	No	
27-29 Little Lonsdale Street MELBOURNE	Warehouse	City of Melbourne internal review	Yes	2018-20
109-111 Little Lonsdale Street MELBOURNE (Demolished)		Previous heritage review	No	
100 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
102-104 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
106 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
116-118 Little Lonsdale Street MELBOURNE		Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
120-122 Little Lonsdale Street MELBOURNE	Residences	Existing HO precinct	Yes (Little Lonsdale Street Precinct and individual HO)	2017-18
124-126 Little Lonsdale Street MELBOURNE		Nominated/Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
128-130 Little Lonsdale Street MELBOURNE	Leitrim Hotel	Existing VHR place/Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
132 Little Lonsdale Street MELBOURNE		Nominated/Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
134-144 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
146-148 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
152-156 Little Lonsdale Street MELBOURNE		City of Melbourne internal review	No	
273-275 Little Lonsdale Street MELBOURNE		Part of precinct	Yes (Drewery Lane Precinct)	2017-18
277-279 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
281 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
283-285 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
302-304 Little Lonsdale Street MELBOURNE		Nominated/Previous heritage review	No	
322 Little Lonsdale Street MELBOURNE		City of Melbourne internal review	No	
361-365 Little Lonsdale Street MELBOURNE		Nominated/Previous heritage review	No	
364-370 Little Lonsdale Street MELBOURNE (Now demolished)	Former Tuberculosis Bureau	Previous heritage review	Yes	2017-18
470-472 Little Lonsdale Street MELBOURNE	Shops	Previous heritage review	Yes	Pilot Stage

Address	Place name	How identified	Recommended for HO	When recommended for HO
474 Little Lonsdale Street MELBOURNE	Residences	Previous heritage review	Yes	Pilot Stage
563-567 Little Lonsdale Street MELBOURNE		Previous heritage review	No	
593-611 Little Lonsdale Street MELBOURNE (Demolished)	(Rear of) Australis Apartments	Previous heritage review	No	
38 Lonsdale Street MELBOURNE		Previous heritage review/City of Melbourne internal review	No	
53-57 Lonsdale Street MELBOURNE	Shops and residences	Previous heritage review	Yes	2017-18
217-231 Lonsdale Street MELBOURNE	Golden Square Parking	Previous heritage review	No	
268-270 Lonsdale Street MELBOURNE	Pacific House	Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
269-321 Lonsdale Street MELBOURNE (Demolished)	Emporium Melbourne	Previous heritage review	No	
355-357 Lonsdale Street MELBOURNE		Nominated	No	
359-363 Lonsdale Street MELBOURNE	Shops and offices	Nominated/City of Melbourne internal review	Yes	2018-20
364-372 Lonsdale Street MELBOURNE	Askew House	Nominated/Previous heritage review	No	
365 Lonsdale Street MELBOURNE		City of Melbourne internal review	No	
382-384 Lonsdale Street MELBOURNE		Nominated/Previous heritage review	No	
386-392 Lonsdale Street MELBOURNE	MIT House	Nominated/Previous heritage review	No	

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
402-408 Lonsdale Street MELBOURNE	Former AMP Building	Nominated/ GJM field work	Yes	2018-20
410-412 Lonsdale Street MELBOURNE	Warehouse	Nominated	Yes	2018-20
414-416 Lonsdale Street MELBOURNE	Laurens House	Nominated/Previous heritage review	Yes	2017-18
447 Lonsdale Street MELBOURNE	Lonsdale Exchange Building	City of Melbourne internal review	Yes	2018-20
572-574 Lonsdale Street MELBOURNE	Universal Chambers	Previous heritage review	No	
594-610 Lonsdale Street MELBOURNE	Former Andrew Jack, Dyson & Co Pty Ltd	City of Melbourne internal review	Yes	2018-20
597-603 Lonsdale Street MELBOURNE	Men's Gallery	Nominated	No	
617-639 Lonsdale Street MELBOURNE	Former Melbourne City Council Power Station	Previous heritage review	Yes (Extended individual HO)	2018-20
651-669 Lonsdale Street MELBOURNE	Former Melbourne City Council Power Station	Previous heritage review	Yes (Extended individual HO)	2018-20
10-22 Manton Lane MELBOURNE		Nominated	No	
8-12 Market Street MELBOURNE	Reed House, Formerly Southern Cross Assurance Co	Previous heritage review	No	
54-60 Market Street MELBOURNE	Oaks on Market	Nominated	No	
10-16 McKillop Street MELBOURNE		Nominated/Previous heritage review	No	
12-18 Meyers Place MELBOURNE	Former Kantay House	Nominated	Yes	2018-20
17 Meyers Place MELBOURNE	Substation	City of Melbourne internal review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
20 Meyers Place MELBOURNE	The Waiters Restaurant	Nominated	Yes	2018-20
10-20 Oliver Lane MELBOURNE		Existing VHR place/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
22-30 Oliver Lane MELBOURNE		Existing VHR place/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
10-14 Park Street MELBOURNE	CitiPower former Melbourne City Council substation	Previous heritage review	Yes	2017-18
Princes Walk, Birrarung Marr	Former Princes Bridge Lecture Room	Nominated	Yes	2018-20
22 Punch Lane MELBOURNE		Previous heritage review	No	
10-16 Queen Street MELBOURNE	QBE House	Part of former precinct	No	
40-52 Queen Street MELBOURNE	Perpetual Trustees	Part of former precinct	No	
43-51 Queen Street MELBOURNE	Former Union House	Previous heritage review/Part of former precinct	Yes	2018-20
53-57 Queen Street MELBOURNE	SDA House / Norwich Union Insurance Building	Previous heritage review/Part of former precinct	No	
85-91 Queen Street MELBOURNE	Former National Bank of Australasia Stock Exchange Branch	Nominated/Part of former precinct	Yes	2018-20
97-101 Queen Street MELBOURNE	Bank of Singapore House	Part of former precinct	No	
103-105 Queen Street MELBOURNE	Former Ajax House	Previous heritage review/Part of former precinct	Yes	2018-20
111-129 Queen Street MELBOURNE	Former RACV Club	Previous heritage review/Part of former precinct	Yes	Pilot Stage
131-141 Queen Street MELBOURNE	Former Victoria Club building	Nominated/Previous heritage review/Part of former precinct	Yes	2017-18

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
148-156 Queen Street MELBOURNE (Demolished)		Nominated/ Part of former precinct	No	
155-161 Queen Street MELBOURNE	Former South British Insurance Company Ltd Building	Nominated/Previous heritage review/Part of former precinct	Yes	2018-20
158-172 Queen Street MELBOURNE	Former Sleigh buildings (H C Sleigh Building & former Sleigh Corner)	Previous heritage review/Part of former precinct	Yes	2018-20
163-173 Queen Street MELBOURNE		Part of former precinct	No	
174-176 Queen Street MELBOURNE		Part of former precinct	No	
178-182 Queen Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
184-192 Queen Street MELBOURNE	Former Houston Building	Part of former precinct/ GJM field work	Yes	2018-20
207-213 Queen Street MELBOURNE		Previous heritage review	No	
215 Queen Street MELBOURNE	Shop	Previous heritage review	Yes	2018-20
221-231 Queen Street MELBOURNE	Former Law Department's building	Nominated/Previous heritage review/Part of former precinct	Yes	2018-20
224-236 Queen Street MELBOURNE		Part of former precinct	No	
233-243 Queen Street MELBOURNE	Former State Savings Bank of Victoria	Part of former precinct/ GJM field work	Yes	2018-20
260-264 Queen Street MELBOURNE		Nominated/Previous heritage review	No	
2-6 Rankins Lane MELBOURNE	Thomas Warburton Pty Ltd complex	Part of nominated place	Yes (Extended individual HO)	2018-20
8-14 Rankins Lane MELBOURNE	Thomas Warburton Pty Ltd complex	Part of nominated place	Yes (Extended individual HO)	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
2-18 Ridgway Place MELBOURNE	Lyceum Club	Previous heritage review	Yes	Pilot Stage
20 Ridgway Place MELBOURNE	Former Ridgway Terrace	Previous heritage review	Yes	2017-18
12-14 Russell Place MELBOURNE	Substation 113	City of Melbourne internal review	No	
14-22 Russell Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
24-30 Russell Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
114-120 Russell Street MELBOURNE	Former Russell Street Automatic Telephone Exchange and Postal Building	Previous heritage review	Yes	2018-20
122 Russell Street MELBOURNE		City of Melbourne internal review	No	
124-130 Russell Street MELBOURNE (Now demolished)	Melbourne Theosophical Society, former Russell House	Nominated	Yes	2017-18
132-134 Russell Street MELBOURNE		City of Melbourne internal review	No	
162-164 Russell Street MELBOURNE		Previous heritage review	No	
166 Russell Street MELBOURNE	Shop	Previous heritage review	Yes	2017-18
168 Russell Street MELBOURNE	Former Temperance Hall	Nominated/Previous heritage review	No	
248-250 Russell Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
256-258 Russell Street MELBOURNE		Nominated/Part of former precinct	No	
260-262 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
264-266 Russell Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
272 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
296-298 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
300 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
44-64 Spencer Street MELBOURNE	Great Southern Hotel	Nominated/Previous heritage review	No	
49-51 Spring Street MELBOURNE		City of Melbourne internal review	No	
93-101 Spring Street MELBOURNE	Treasury Gate	Nominated	Yes	2017-18
199-207 Spring Street MELBOURNE	Park Tower	Nominated	Yes	2017-18
22 Sutherland Street MELBOURNE	Order of Buffaloes Grand Lodge of Victoria	Previous heritage review	No	
45-63 Swanston Street MELBOURNE	Former State Savings Bank of Victoria	GJM fieldwork	Yes	2018-20
135-137 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Swanston Street South Precinct)	2017-18
139-141 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
143 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
144 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
145 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
146 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
147 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
148 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
149-153 Swanston Street MELBOURNE	Sanders and Levy building	Previous heritage review	Yes (Swanston Street South Precinct and individual HO)	2017-18
150 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
152-156 Swanston Street MELBOURNE	Former Bank of Australasia	Previous heritage review	Yes (Swanston Street South Precinct and individual HO)	2017-18
155 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
157-159 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
158-164 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
161 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
163-165 Swanston Street MELBOURNE	Swanston House	Existing individual HO/Part of precinct	Yes (Swanston Street South Precinct)	2017-18
166 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
168 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
172 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
174 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
207-209 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street North Precinct)	2017-18
211-213 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street North Precinct)	2017-18
215-217 Swanston Street MELBOURNE	Shop and residence	Previous heritage review	Yes (Swanston Street North Precinct and individual overlay)	2017-18
219-225 Swanston Street MELBOURNE		Existing individual overlay/Part of precinct	(Swanston Street North Precinct)	2017-18
237 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
239-241 Swanston Street MELBOURNE		Nominated/Previous heritage review	(Swanston Street North Precinct)	2017-18
243-249 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
251-253 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
255 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
257-259 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
261-263 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
265-267 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
269 Swanston Street MELBOURNE		Nominated	(Swanston Street North Precinct)	2017-18
271 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
273 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
275-279 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
281-287 Swanston Street MELBOURNE	Former Britannia Hotel	Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
289-299 Swanston Street MELBOURNE	Legacy House	Nominated	Yes (Drewery Lane Precinct)	2017-18
301-303 Swanston Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
305-307 Swanston Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
309 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
311 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
313-315 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
317 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
319-323 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
335-347 Swanston Street MELBOURNE	Former Manchester Unity Oddfellows Building	City of Melbourne internal review	Yes	2018-20
11-27 Tavistock Place MELBOURNE	CitiPower former Melbourne City Council substation	Nominated/Previous heritage review	Yes	2017-18
11-17 Victoria Street MELBOURNE	Halkett House	City of Melbourne list	No	

VOLUME 1: BUILT & URBAN HERITAGE – METHODOLOGY

Address	Place name	How identified	Recommended for HO	When recommended for HO
1-13 William Street MELBOURNE	The Clarion Gateway Apartments	Previous heritage review	No	
15-33 William Street MELBOURNE	15W (Former Monash House)	Previous heritage review	No	
114-128 William Street MELBOURNE	Former Dillingham Estates House	Previous heritage review	Yes	Pilot Stage
170-176 William Street MELBOURNE	Quest on William	Previous heritage review	No	
178-188 William Street MELBOURNE	Office Building	Previous heritage review/ GJM field work	Yes (Not included in a Heritage Overlay – see Addendum)	2018-20
189-203 William Street MELBOURNE	The William	Nominated/Previous heritage review	No	
205 William Street MELBOURNE	Owen Dixon Chambers East	Previous heritage review	No	
223-229 William Street MELBOURNE	William Cooper Justice Centre	City of Melbourne list	No	
269-275 William Street MELBOURNE	Nubrik House	City of Melbourne internal review	Yes	2018-20
263-267 William Street MELBOURNE	Metropolitan Hotel	Previous heritage review	Yes	2017-18
277-287 William Street MELBOURNE	AGC House	Previous heritage review	No	



HODDLE GRID HERITAGE REVIEW

VOLUME 2a: Built &
Urban Heritage –
Precincts, pre-1945
places, revisions to
existing individual
Heritage Overlay

July 2020,
[updated March 2022](#)

Prepared for
City of Melbourne

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Project Team:

Context

On Country Heritage and Consulting

Ochre Imprints

Spatial Vision

Report Register

This report register documents the development and issue of the report entitled *Hoddle Grid Heritage Review – Volume 2a: Built & Urban Heritage – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay* undertaken by Context in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2255	1	Hoddle Grid Heritage Review – Volume 2: Built & Urban Heritage – Assessed Places & Precincts	30.6.2018	City of Melbourne
2255	2	Hoddle Grid Heritage Review – Volume 2: Built & Urban Heritage – Assessed Places & Precincts	6.7.2018	City of Melbourne
2340	3	Hoddle Grid Heritage Review – Volume 2a: Built & Urban Heritage – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay	3.7.2020	City of Melbourne
2340	4	Revised Hoddle Grid Heritage Review – Volume 2a: Built & Urban Heritage – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay	23.3.2022	City of Melbourne

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LIST OF TECHNICAL VOLUMES

The Hoddle Grid Heritage Review is reported in a **Summary Report** and a series of technical volumes as follows:

Volume 1: Built & Urban Heritage – Methodology

Volume 1 explains the methodology used to select and assess the heritage values of precincts and individual places identified by the City of Melbourne and others as requiring assessment. This Volume also presents the steps undertaken to ensure that all likely heritage places have been identified and either assessed within the present project or recommended for future assessment.

Volume 2: Built and Urban Heritage – Assessed Places & Precincts

Volume 2 contains heritage assessments and recommendations for individual places and precincts. The material is in the form of citations suited to the recognition of a place on the Schedule to the Heritage Overlay in the Melbourne Planning Scheme. Volume 2 is divided into two volumes:

- Volume 2a – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay
- Volume 2b – Postwar Thematic Environmental History and postwar places

Volume 3: Aboriginal Heritage

Volume 3 explains the approach to Aboriginal heritage for the Hoddle Grid Heritage Review. It explores the concept of shared heritage, the scope of contemporary Aboriginal heritage and the policy context. It describes the important role played by the three Traditional Owner organisations. Volume 3 explains the thematic analysis that was applied in framing the history (Volume 4) and describes how places were identified, mapped and an expanded Aboriginal Places List created. It also briefly outlines the pre-contact Aboriginal archaeological component. Through a co-research model, the three Traditional Owner organisations selected and researched specific places, and these are presented in this volume along with recommendations for recognition and interpretation of Aboriginal history and values. One place is recommended for inclusion in Heritage Overlay and the citation is therefore presented in Volume 2.

Volume 4: Aboriginal History - Hoddle Grid

Volume 4 presents a history of the Hoddle Grid study area in relation to Aboriginal history, connections and places. It builds on an earlier project (Context, 2010), adopts an Aboriginal and shared history thematic framework, develops each theme briefly and identifies place examples. The three Traditional Owner organisations recognised by the City of Melbourne (CoM) have been involved in reviewing the themes and identifying associated places.

Volume 5: Pre-Contact Aboriginal Archaeology of Hoddle Grid

Volume 5 presents an analysis of the pre-contact Aboriginal archaeology across the Hoddle Grid study area, considering prior land and water forms, vegetation and other factors that influenced Aboriginal land uses and activities over the estimated 40,000 years of Aboriginal occupation of south-eastern Australia. This information is then related to the evidence that has been uncovered through recent archaeological excavations. The result is a spatial model designed to predict the likelihood of uncovering evidence of pre-contact Aboriginal sites within the Hoddle Grid area. The model also considers past ground disturbance. It is designed so that it can be regularly updated. The model has been discussed with Traditional Owners and key government bodies, and recommendations are made on how to increase the assessment and management of Aboriginal cultural heritage ahead of redevelopment in the Hoddle Grid study area.

Volume 6: Communications & Engagement

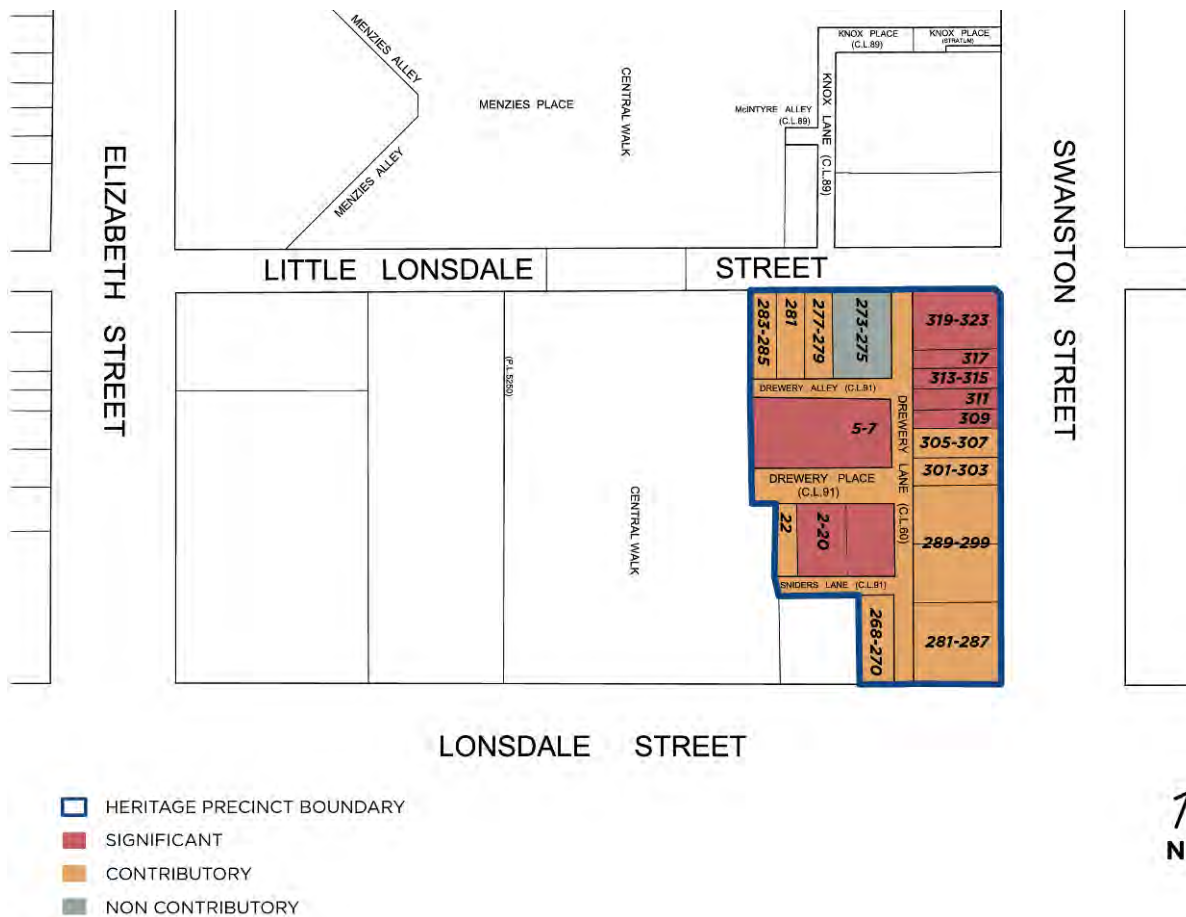
Volume 6 documents the development and implementation of a Communications and Engagement Plan for the Hoddle Grid Heritage Review. Specific elements of engagement are detailed including the involvement of both internal and external stakeholders, engagement with Traditional Owner Organisations, the Participate Melbourne and Melbourne Conversations activities and the opportunities to develop interactive digital and other forms of public information.

ABBREVIATIONS

AHC	Australian Heritage Council
AV	Aboriginal Victoria
BP	Before Present
CASM	Corporate Affairs and Strategic Marketing
CBD	Central Business District
CHMP	Cultural Heritage Management Plan
CoM	City of Melbourne
ERG	External Reference Group
HCV	Heritage Council of Victoria
HERMES	Victoria's Heritage Database supported by Heritage Victoria
HO	Heritage Overlay
HV	Heritage Victoria
KHT	Koorie Heritage Trust
MMRA	Melbourne Metro Rail Authority
MMBW	Melbourne and Metropolitan Board of Works
VAHR	Victorian Aboriginal Heritage Register
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

PRECINCT CITATIONS

PRECINCT NAME	Drewery Lane Precinct
STREET ADDRESS	268-270 Lonsdale Street, 281-323 Swanston Street, 273-285 Little Lonsdale Street, 2-22 Drewery Place, 5-7 Drewery Lane, Drewery Alley, Drewery Lane, Drewery Place & Sniders Lane
PROPERTY ID	Refer schedule



SURVEY DATE: January 2018		SURVEY BY: Context	
HERITAGE INVENTORY	Refer to schedule	HERITAGE OVERLAY	VHR H802, HO905 (5-7 Drewery Lane) HO1014 (2-20 Drewery Place)
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1860s – 1920s
PERIOD OF DEVELOPMENT	Victorian Edwardian Interwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Nahum Barnet Hugh Ralston Crawford

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a commercial city	5.5 Building a manufacturing capacity
	OTHER SUB-THEMES
9 Working in the city	9.1 A working class

LAND USE

HISTORIC LAND USE			
Archaeological block no: 13		Inventory no: 170-186	
Character of Occupation: Commercial			
5-7 Drewery Lane	H7822-1170	272-282 Lonsdale Street	H7822-1180
2-20 Drewery Place	H7822-1171	281-287 Swanston Street	H7822-1178
22 Drewery Place	H7822-1172	289-299 Swanston Street	H7822-1182
273-275 Little Lonsdale Street	H7822-1173	305-307 Swanston Street	H7822-1184
277-279 Little Lonsdale Street	H7822-1174	309 Swanston Street	H7822-1185
281 Little Lonsdale Street	H7822-1175	311 Swanston Street	H7822-1185
283-285 Little Lonsdale Street	H7822-1176	313-315 Swanston Street	H7822-1186
268-270 Lonsdale Street	H7822-1179		
THEMATIC MAPPING AND LAND USE			
1890s		Commercial, residential along Little Lonsdale Street and Swanston Street	
1920s		Commercial	
1960s		Commercial	

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

The Drewery Lane Precinct includes places linked to the tobacco industry of Sniders & Abrahams, set in a dense laneway network. It contains examples of three buildings by Nahum Barnet and one early reinforced concrete warehouse. It also includes commercial buildings from the Victorian, Edwardian and interwar periods, some with high integrity.

HISTORY

This Hoddle Grid precinct occupies part of the traditional land of the Kulin Nations. Whilst this study has not mapped any particular Aboriginal sites within the area of the Drewery Lane Precinct, this does not mean that none exist and future archaeological investigation has the potential to reveal evidence of pre-colonial Aboriginal occupation.

Historical context

As economic historian Tony Dingle states, for much of its history Melbourne has been Australia's largest centre of manufacturing. In the nineteenth century the industry was focused on the processing of primary products produced in rural Victoria, often for export, and the making of products for local consumer demand.

Building a manufacturing capacity

Building a commercial city

During World War One, the British economy could no longer export so much to Australia and local producers diversified, making chemicals, drugs, surgical and scientific instruments, paints, varnishes and musical instruments that had formerly been imported from Germany. By the end of the war the manufacturing industry had grown, especially in metals and engineering (Dingle 2008).

Melbourne's industry developed in particular areas of the city. The natural swamp to the west of Batman's hill quickly became

a fetid wastelands under European development. By the early 1840s the west had become the site of noxious industry, boiling down works, abattoirs, brickworks and rubbish tips, and would soon be the inevitable location for the docks and railways. Residential use moved as far away as possible (MPS:6).

Because of the area's distance from the Yarra River, the less desirable fringe development of mixed factories and artisans' residences developed in the northern section of the city grid, along Lonsdale Street and La Trobe Street (MPS:6). This area became a centre for furniture and clothing manufacture and engineering works.

As the eastern end of the grid was abandoned for residential use, the clothing trade moved in. The trade focused on the eastern edge of town, in part for its association with the fashion boutiques and Haute Couture 'Paris' end of Collins Street (MPS:64). A plethora of small businesses opened in Flinders Lane and Little Collins Street. By the 1880s, the east end of Flinders Lane was densely built up, with the rag trade and soft goods well established, particularly in the section between Swanston and Exhibition Streets (MPS:64).

Working in the city

A working class

Manufacturing was relatively inefficient and labour-intensive, providing large numbers of jobs. The economic depression of the 1890s slowed production, but in the first decade of the twentieth century, economic growth resumed.

After the gold rushes of the 1850s increased Melbourne's population more than fourfold in a decade and a policy of import protection was implemented in the 1860s, manufacturing became the biggest sector of the Melbourne economy and the main source of employment.

By 1871 more than 30 out of every 100 male and female wage-earners in Melbourne worked in manufacturing, by far the largest single category. By 1881 two-thirds of Victoria's 2500 factories were in Melbourne. On the eve of the depression of the 1890s a quarter of the Victorian manufacturing workforce was in the categories of metals, machinery and carriages, another 23% were in building materials and furniture, 19% in clothing and textiles, 15% in food, drink and tobacco, 9% in books, paper and printing, and 4% in leather products and tanning (Dingle 2008).

Place history

In 1866, Crown Allotments 7 and 8 in Section 28 of City of Melbourne (comprising the subject place) were owned by Payne, Glass and Brodie (*Plan of Melbourne* 1866). Drewery Lane and Drewery Place were named after chemist Thomas Drewery, who was elected City Councillor for Gipps Ward in 1851 (RHSV). In 1892, three Chinese residents lived in Drewery Lane, from where a perambulator maker, a box manufacturer, an importer, and Sniders & Abrahams cigar merchants also operated businesses (S&Mc 1892). In the 1890s, the Britannia Hotel, located on the corner of Lonsdale Street, Bruen's Hotel, and Club Hotel, both on Swanston Street, all had rear entrances onto Drewery Lane (Gerner 2008).

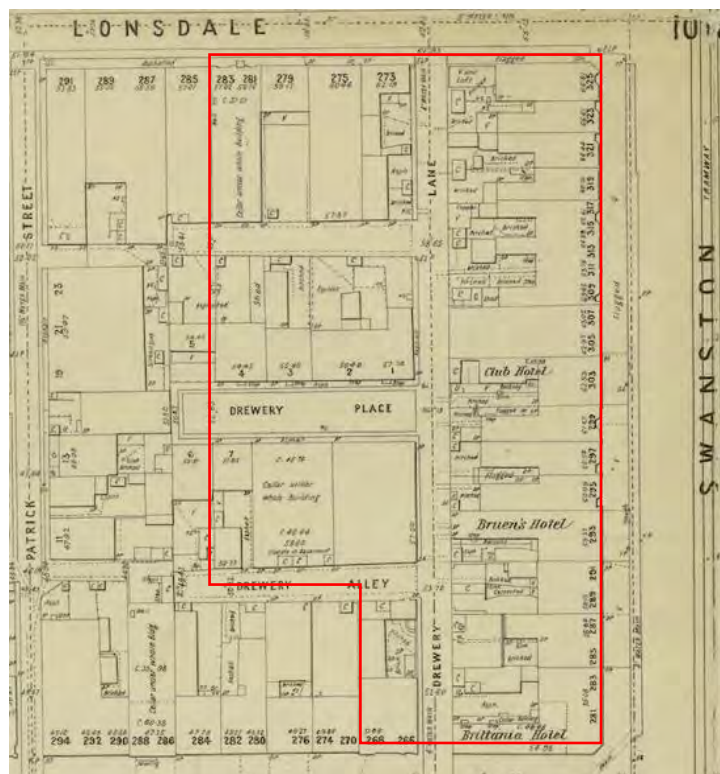


Figure 1. The subject precinct in 1895. It shows some large buildings concentrated in the laneways and small footprint shops and hotels on Swanston Street. (Source: MMBW Detail Plan no 1018, 1895)



Figure 2. The precinct in 1925. Some consolidation of sites has occurred in Swanston Street and only the Britannia remains of the hotels. Further development of warehousing and factories has occurred mid-block. (Source: Mahlsted Map Section 2 no 5A, 1925)

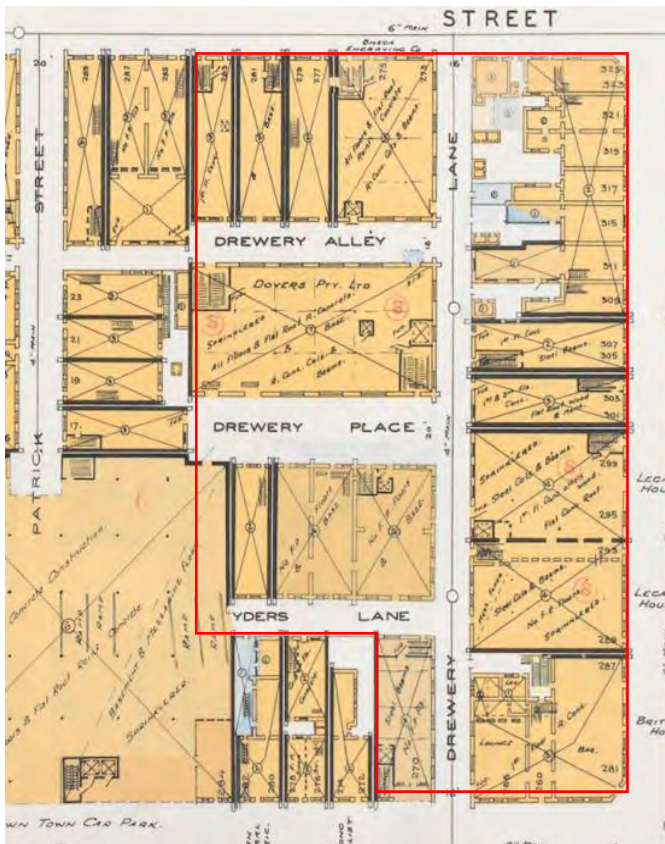


Figure 3. Showing the precinct buildings in 1962 with few major changes from 1925. (Source: Mahlsted Map Section 2 no 5A, 1962)

Sniders & Abrahams

The 2011 Central City Heritage Review writes of the Sniders & Abrahams tobacco buildings in Drewery Lane:

The established and eminent cigar and cigarette manufacturing firm, Sniders and Abrahams Pty Ltd. commissioned architect Nahum Barnet to design what was termed as two factories [at 9-13] Drewery Lane (now 2-20 Drewery Place), erected in 1890. This part of Melbourne saw a concentration of tobacco firms that established large factories and warehouses in the late Victorian-era and Edwardian period...Sniders & Abrahams was to erect a number of large buildings in this locality...Barnet specialised in tobacco and cigar warehouse and factory architecture...

Miles Lewis has noted that the adjoining Sniders & Abrahams building (1908-9)...at 7 Drewery Lane was designed by the engineer H.R. Crawford, using the American flat plate reinforced concrete slab system of C.A.P. Turner. Later the Innes-Bell system of flat plate and waffle slab was also used in many Melbourne buildings (Butler 2011:154).



Figure 4. Businesses in Drewery Lane, c1950-c1980. The projecting entrances of 2-20 Drewery Lane on the left. (Source: Strizic c1950-c1980, SLV)

22 Drewery Place

22 Drewery Place stood partially empty in 1895 (Figure 1) and was owned by Edith Emily Rowe in 1896 (CT:V0623 F546). In 1898, William John Purves purchased the subject site (CT:V0623 F546).

W J Purves commenced his seed and plant supply business in Stephens Street (Exhibition Street) in 1875, moving to larger premises at 128 Swanston Street in 1878; the business was addressed at 268 Swanston Street by 1894 (*Weekly Times* 6 April 1878:7; *Advocate* 17 February 1894: 23).

The building at 22 Drewery Place was constructed sometime between 1898 and 1905 as a seed store and factory for W J Purves (Fels, Lavelle and Mider 1993, Inventory no 172). When Purves died on 27 January 1920, his probate stated that the real estate in his ownership included the brick factory erected on a piece of land with frontage to Drewery Place, with the land and building valued at £220 (PROV VPRS 28/P3 unit 1132).

The property was left to Purves' brother, Thomas Purves, in 1921, and was sold in 1946 (CT:V0623 F546).

277-279 Little Lonsdale Street

The building located at 277-279 Little Lonsdale Street was designed and constructed in 1903 by Clements Langford for the Australian Wire Works Company, Greer and Ashburner, established in 1849 (Figure 5) (Clements Langford Pty Ltd; MCC registration no 8984, as cited in AAI, record no 74885). Greer and Ashburner had previously operated from a building constructed for them in Little Collins Street in 1872. By the early 1920s, the firm had relocated from Little Lonsdale Street to larger premises at the corner of Franklin Street and Swanston Street.

In 1922, Harrison Bros and Co operated a tyre-repair business from the building at 277-279 Little Lonsdale Street (*Argus* 18 January 1922:3).

The building was sold in 1939 (*Herald* 7 June 1939:18) and by the early 1950s, cigarette manufacturer Godfrey Phillips was using it as a factory (*Age* 27 May 1953:9). Photimport Pty Ltd operated from the building in 1960 (*Australian Women's Weekly* 7 December 1960:101). The building was refurbished in 1994 (CoMMaps).



Figure 5. 277-279 Little Lonsdale Street constructed 1903 for Greer and Ashburner. (Source: Clements Langford Pty Ltd, date unknown)

281 Little Lonsdale Street

The two-storey brick warehouse at 281 Little Lonsdale Street was built in the 1880s (CoMMaps). By the 1890s Samuel and Daniel Harris were operating a business (type unknown) in the building (*Argus* 24 April 1896:5). By 1897, the building housed clothing company, Pearson and Company (*Age* 21 January 1897:6). In 1921, fabric manufacturers, the British Tie Company, occupied the site (*Argus* 14 May 1921:12).

In 1925, the building, then vacant and formerly let for £375 a year, was put up for sale (*Age* 2 May 1925:3). A second-hand motorcycle business had opened by 1926 (*Argus* 29 May 1926:5) and by the 1940s, builders Hollow & Sons Pty Ltd operated from the premises (City of St Kilda Building Permits Register no U610, as cited in AAI, record no 57643). The Cycle Press printery was located at 281 Little Lonsdale Street in the 1950s (*Age* 22 April 1950:33).



Figure 6. Little Lonsdale Street, 1968, showing numbers 277-279 (middle two-storey building) and 281 (to right of 277-279). (Source: Halla 1968, SLV)

283-285 Little Lonsdale Street

The two-storey building at 283-5 Little Lonsdale Street was constructed c.1905.

In 1907, Davies, Doery and Co's clothing factory operated from the premises at 285 Little Lonsdale Street, and Sniders & Abrahams cigar factory occupied what was then 287 Little Lonsdale Street (*City of Melbourne* 1907).

In June 1926, a Mr O'Keefe advertised building materials for sale from a 'building coming down' at 283 Little Lonsdale Street (*Age* 7 June 1926:2). From March 1927, cigarette manufacturer D W

Reddan Pty Ltd operated from the new building, advertising two floors for lease (*Argus* 19 March 1927:16). D W Reddan, tobacco and general merchants, had registered as a company in the same year with appointed directors, D W and A A Reddan (*Daily Commercial News and Shipping List* 23 March 1927:5).

In 1934, the Reddan company purchased premises at 285-287 Little Lonsdale Street (by then the two buildings had been joined into one) from Davies, Doery and Co and altered the building to suit its requirements (*Herald* July 1934:18). From 1936, the firm's address was 285-287 Little Lonsdale Street (*Argus* 9 May 1936:8). No.287 has since been demolished and some renumbering has taken place.

When A A Reddan died in 1953, part of his estate included a three-storey brick warehouse of approximately 4700 square feet at 283 Little Lonsdale Street (today's 283-285), with a concrete first floor and timber ground and upper floors, let to cigarette manufacturer, Godfrey Phillips Pty Ltd (*Age* 28 February 1953:25).

Dover's printing works operated from the building from 1954, and a real estate agent from 1962 (*Age* 16 October 1954:60; *Dutch Australian Weekly* 23 February 1962:15). The building in 1968 can be seen in Figure 7.

Today the building at 283-285 Little Lonsdale Street houses the restaurant Peony Garden.



Figure 7. Little Lonsdale Street, 1968, showing numbers 281 (middle two-storey building) and 283-285 (to right of 281). (Source: Halla 1968, SLV)

268-270 Lonsdale Street

In March 1905, architects Sydney Smith & Ogg advertised for tenders to purchase and remove buildings at the corner of Drewery Lane and Lonsdale Street (*Age* 25 March 1905:3).

In the same year, a five-level American Romanesque style cigar factory for Sniders & Abrahams was built at 268-270 Lonsdale Street by Stephen Armstrong (MCC registration no 9635, as cited in AAI, record no 9635; Butler 2011:254).

By 1925, the building was occupied by Edmunds Bros merchants and importers (Mahlstedt Map no 5A, 1925).

In 1939, R L Edmunds and Oswald Sholl of Edmunds Bros Pty Ltd became the Australian directors of a new company, Ensign Lamps (Australia) Pty Ltd, formed to manufacture electric lamp globes in Melbourne. Using English raw materials, 'expert operatives' from England were brought to Melbourne to operate the machines and train staff (*Australasian* 26 August 1939:40). The building at 270 Lonsdale Street housed Edmunds Bros Pty Ltd and was also the registered office of Ensign Lamps Pty Ltd through until the 1950s. It is believed the Ensign Lamps factory was located at 544 Lonsdale Street.

By 1954, Thorn Electrical Industries (Australia) Pty Ltd operated from the premises at 268-270 Lonsdale Street (*Age* 12 November 1954:6).

281-287 Swanston Street

This corner site was occupied from the 1860s by the Britannia Hotel (also referred to as the Britannia Inn) until its refurbishment in 1989 when it was converted to retail and office use. The current building replaced an earlier two-storey structure that occupied the corner site with frontages to Lonsdale and Swanston Streets (Department of Lands and Survey, 1866).

289-299 Swanston Street

The four-storey building at 289-299 Swanston Street, an austere form of the red brick Romanesque style, was constructed for Barnet Glass in 1909 to a design by architect Nahum Barnet for use as a retail outlet and showroom (Lewis 2005).

Prior to this, the site was occupied by a three-storey shop in 1880, and by 1905 two-storey and four-storey shops housing a tailor, pastry cook, tobacconist and glass company (Fels, Lavelle and Mider 1993, Inventory no 182).

Barnet Glass (1849-1918) was born in 1849 in Poland. As a young man he worked in Manchester, England, where he learned the processes of manufacturing waterproof clothing (Thomson 1983).

Glass arrived in Victoria c1876 and began manufacturing c1878 in Carlton. In 1882 he built a factory in North Melbourne, and by the end of the decade, the business had two departments: general clothing and waterproof garment manufacture. His business prospered despite the depression and in 1894 an office was opened in London and a branch factory, the Pioneer Rubber Co., in Adelaide (Thomson 1983).

In October 1900 Glass converted his business into a company, Barnet Glass & Sons Pty Ltd, and became its managing director. He sold the business to the Dunlop Pneumatic Tyre Company in 1905.

He subsequently bought land at Footscray, built a factory and plant, and, with his two sons and his sons-in-law, began work as Glass & Co (Thomson 1983).

By 1939, the Barnet Glass Rubber Co. had vacated the premises at 289-299 Swanston Street and in February 1940, the building was put up for auction. A sale notice described a 'very substantial brick building of four floors, excellently lighted and accessible, and equipped with two lifts, Grinnell sprinklers, ample lavatory accommodation, office fittings, and strongroom' (*Argus* 3 February 1940:1).

In 1940, the building was known as Red Cross House (Figure 8) (*Wodonga and Towong Sentinel* 20 September 1940:3).



Figure 8. Melbourne Red Cross House, formerly Barnet Glass rubber company (Source: NAA 1917-1968)

In 1952, the building was advertised for auction. It was described as a 'most substantially constructed city freehold' of 15,500 feet, built as 'two separate and self-contained buildings if desired, namely 289-293 and 295-299, each being on a separate title' (*Argus* 22 November 1952:18).

The Federal government purchased the building in 1953 for £96,140 to house the Federal Health Department (*Canberra Times* 25 April 1953:4).

Legacy Melbourne, formed after World War Two to care for families of Australian Defence Force veterans who had lost their lives or health serving their country, took over the building and extensively refurbished it in 1957; the building was subsequently renamed Legacy House (CoMMaps).

The building was refurbished again in 2006 for use as commercial premises and offices (CoMMaps).

301-303 Swanston Street

The current building at 301-303 Swanston Street was constructed in 1922. Findlay and Rogers, owners of the Junction Motorcycle Exchange, which sold motorcycles from 1918 from stores at 209 Swanston Street and at the St Kilda junction, commenced business in the new 'up to date commodious' building on 1 January 1923 (*Argus* 21 December 1922:2). By 1924, the buildings were occupied by Rogers Bros motorcycle retailers (*Age* 23 February 1924:27).

301 Swanston Street was offered for sale in 1931, and both buildings were sold in 1937 (*Argus* 30 January 1931:4; *Argus* 18 December 1937:13).

305-307 Swanston Street

The National Trust notes that a row of eight shops with lodging houses was built at 305-325 Swanston Street for W Hawkins c1850. The various occupants in 1853 included surgeon Dr Menzies, at numbers 313-315, and joiner S Langfield, at number 311. In 1857, 305-307 Swanston Street was occupied by Lloyds dancing rooms and was converted in the early 1860s into a Freemasons' Hall (NT 2007). The street numbering has changed to this part of Swanston Street and the current numbering is 309-323.

One source states that the building at 305-307 Swanston Street was erected c1915 ('Central City Heritage Study Review' 1993). However, according to the 1993 'Archaeological Management Plan', by 1905 a two-storey building was in existence on the site (Fels, Lavelle and Mider 1993, Inventory no 183).

The building at 305-307 Swanston Street, advertised as a two-storey brick building, sold in 1920 for £2900 (*Herald* 25 March 1920:12).

In 1922, architects Beaver and Purnell advertised for tenders for alterations and the installation of a show window at 305 Swanston Street, likely for Brooks furniture (*Argus* 14 January 1922:4).

Brooks furniture occupied 305-307 Swanston Street from 1922 until 1924, then from c1927 to 1930, lending its name to the building (*Age* 22 December 1922:2). From 1924 until c1927, Rogers Bros motorcycle retailers occupied the premises (*Age* 23 February 1924:27).

By 1956, the Carr Camera Company was conducting business from the building (*Argus* 18 June 1956:12).



Figure 9. Swanston Street looking south from Lonsdale Street, c1870-c1880, showing on the west side (RHS) the New Zealand Commercial Hotel (formerly numbered 323-325) and Railton & Co, seedsmen (number 321). A three-storey brick building can be seen further down Swanston Street at numbers 305-307. This was demolished to make way for the current building on site, constructed in 1922. (Source: 'Swanston Street looking South' c1870-c1880, SLV).



Figure 10. Shops formerly numbered 301-325 Swanston Street in 1977. The Carr Camera Company building at 305-307 Swanston Street can be seen second from the left. (Source: Collins 1977, SLV)

Nahum Barnet, architect

Nahum Barnet (1855-1931) was responsible for the design of many buildings in the central city including Her Majesty's Theatre, Exhibition Street and the Austral Building in Collins Street. He completed his articles with Terry & Oakden from 1876-79 before setting up his own practice which was to become immensely successful. Barnet had an interest in developing architectural styles that were suited to Australian conditions whilst also borrowing from the prevailing tastes and fashions of the eras in which he worked, including Classicism, the Gothic and Romanesque Revival. With strong Jewish connections, Barnet established his practice within commerce and manufacturing as well as undertaking buildings for the Jewish community. Barnet's work is distinguished by bold composition and massing across a range of styles combined with finely detailed decorative elements, often using Australian motifs (Goad & Willis, 2012:69-70).

Hugh Ralston Crawford, architect

Hugh Ralston Crawford (1874-1958) was born in the United States before he moved to Queensland where he was employed between 1891-1905 (Watson & McKay, 1984:63). Both architect and engineer, Crawford held the patent rights to the Turner Mushroom System of flat-slab concrete floors, a new system designed in the USA in 1906 which he applied to the construction of 5-7 Drewery Lane. From 1906-14 Crawford was employed in private practice in Melbourne, primarily in steel and reinforced concrete construction (Gerner, 2008).

Sydney Smith & Ogg, architects

Sydney Wigham Smith (1868-1933) and Charles A Ogg (1867-1932) formed a partnership in 1889. Smith was initially articled to his father, Sydney William Smith, who worked as an engineer and municipal surveyor in suburban Melbourne for some 30 years. Ogg worked for Reed, Henderson & Smart for five years before entering the partnership (Coleman 2012).

The firm designed houses, shops, banks, hotels and churches, and their early designs drew on the Arts and Crafts and Art Nouveau styles of the United Kingdom. A notable example in the city is Milton House, located in Flinders Lane (1901). From c1911 to 1914, the firm produced a series of innovative hotel designs, influenced by Arts and Crafts and Art Nouveau styles, largely in the inner suburbs, including the Bendigo Hotel, Collingwood (1911), Perseverance Hotel, Fitzroy (1911) and Kilkenny Inn, King Street, Melbourne (1913). Similar characteristics can be seen in their designs for a series of State Savings Banks, including Moonee Ponds (1905), Elsternwick (1907), and Yarraville (1909). All have symmetrical, red-brick facades with various combinations of bay, arched and circular window forms and render, wrought iron and terracotta detailing (Coleman 2012).

Sydney Smith and Charles Ogg both died in the early 1930s; however, Charles Edward Serpell (1879-1962), who joined the partnership in 1921, continued to practice until he retired in 1956 (Coleman 2012).

PRECINCT DESCRIPTION

The Drewery Lane Precinct is a small block with street frontages to Swanston, Lonsdale and Little Lonsdale Streets, and an internal network of lanes including the north-south Drewery Lane and three east-west lanes including Sniders Lane, Drewery Place and Drewery Alley. The middle of the precinct contains places associated with the cigar and tobacco industry (5-7 Drewery Lane and 2-20 Drewery Place).

Drewery Lane and Place

The network of north-south and east-west running laneways is bordered by commercial buildings that front the lanes. Drewery Lane has views south to Caledonian Lane and north to the Church of Christ, and several buildings have their principal frontages to the laneway. Drewery Place is unusually wide and is landscaped with trees and refurbished bluestone paving. Sniders Lane terminates in a view of the Melbourne Central development. The precinct retains its manufacturing commercial buildings with frontages to the laneways.

5-7 Drewery Lane (HO905, VHR H0802) was constructed with an innovative reinforced concrete construction system and a classical façade over five floors. 2-20 Drewery Place (HO1014) was constructed on a podium base with a deeply modelled cornice built in the Queen Anne revival style by Nahum Barnet. The main building on the corner of Drewery Lane incorporates a four-storey Victorian brick warehouse. A small two storey brick warehouse is at 22 Drewery Place.



Figure 11. Brewery Lane character. (Source: Context 2017)



Figure 12. Brewery Lane looking south. (Source: City of Melbourne 2018)

Lonsdale Street

The precinct has one building on Lonsdale Street, the five-storey Pacific House of 1903 at 268-270. Designed by architects Sydney Smith & Ogg, the building is a particularly fine architectural design with the Romanesque-inspired arches underneath a deep overhanging cornice. The window pattern within the brick arches is divided into both glazing and ornate panels with finely detailed stucco decoration.

Little Lonsdale Street

The small section of Little Lonsdale Street with three buildings of two-three storeys retains many original features. The group, despite differences in age and style are all rendered masonry and feature parapets and traditional window patterns. 277-279 Little Lonsdale Street is a two-storey Edwardian brick shop, refurbished in 1994 but still retaining its upper floor façade and ground floor recessed entry. 281 Little Lonsdale Street is a two-storey brick warehouse of face brick with a high degree of integrity and both the upper and lower floors are intact with no visible alterations. 283-285 Little Lonsdale Street, Reddan's Building, is a three-storey warehouse built in 1926 with a highly intact façade over three floors. It features large industrial steel-framed windows set within a smooth stucco façade and an overhanging cornice. The ground floor is intact with its central arched window and two doorways. The rear of these buildings forms a continuous industrial-like brick façade on Drewery Lane.



Figure 13. 277-285 Little Lonsdale Street. (Source: Context 2017).

Swanston Street

Swanston Street retains a variety of building types, all of which have rear aspects to Drewery Lane. The corner of Lonsdale and Swanston streets is occupied by the former Britannia Hotel with its distinctive corner octagonal tower rising above the roof level (Figure 14). Legacy House at 289-299 Swanston Street is a large-scale building over four storeys with alterations to the façade (Figure 8). The façade detail and materials of brick and stucco decoration are concealed but the giant order arches and window designs remain.

301-303 & 305-307 Swanston Street are a pair of three storey buildings, including the named Brooks Building, both with stripped classical interwar facades. Both of these buildings appear to have experienced substantial alterations and remodelling. The terrace row of two storey Victorian shops with residences above at 309-323 Swanston Street (HO1081) is typical of Victorian commercial buildings (Figure 15). There is a contemporary addition above part of the row, extending around the corner to Little Lonsdale Street.



Figure 14. Britannia Hotel Swanston Street. (Source: City of Melbourne, 2018)



Figure 15. Swanston Street and Little Lonsdale Street corner of Drewery Lane Precinct compare with Figure 10 photographed from the same angle. (Source: Google maps)

INTEGRITY

The Drewery Lane Precinct retains high quality commercial frontages to Swanston, Lonsdale and Little Lonsdale streets. To the rear the laneways and component buildings form a small but highly legible nineteenth century manufacturing precinct. Whilst individual buildings have been converted to residential apartments and other business uses, this has not been a high impact change of use.

COMPARATIVE ANALYSIS

Historically the Drewery Lane Precinct is one of several small precincts within the central city that has manufacturing as a major theme. Both Flinders Lane (HO506) and Flinders Lane East (interim HO1286) also express this strongly. Physically the Drewery Lane Precinct is one of several small precincts in the central city that derive their character from laneways. Like the Guildford and Hardware Lane precinct, Drewery Lane also combines a mid-block laneway character with commercial street frontages on the main streets.

Flinders Lane Precinct (HO506)

Flinders Lane precinct extends between Russell Street and Elizabeth Street with a smaller section between Elizabeth and Queen Streets. There is also a fine-grained plan with laneways. The component buildings, on small footprints and up to six storeys in height, represent a range of nineteenth and early twentieth century styles. Many buildings exhibit a Romanesque revival style. The scale of buildings in small streets such as Flinders Lane is directly related to limitations imposed by fire regulations for narrow streets.

Guildford and Hardware Laneways Precinct (HO1205)

The Guildford and Hardware Laneways Precinct comprises a nineteenth century laneway network within the larger street layout of the Hoddle Grid. It reflects the development of warehouses and businesses that congregated out of the retail core in the late nineteenth century. The precinct is significant for its distinctive streetscapes with diverse architecture, narrow footprints and dominant materials of red brick, stucco and bluestone.

Bank Place Heritage Precinct (HO503)

Bank Place is an urban precinct associated with the development of the Melbourne financial and legal district. It contains a visually cohesive group of distinctive architectural forms clustered around the early street, Bank Place. Many of the important architectural styles from nineteenth and early twentieth century Melbourne are represented in the precinct. The short street and its built enclosure at each end, including the important terminal view to Normanby Chambers, provide a distinctive scale. Unusual for its enclosure, architectural diversity and cohesive scale, Bank Place is a high-quality central city precinct.

The Drewery Lane Precinct, like Flinders Lane and Guildford and Hardware Laneways precincts, provides a compelling example of nineteenth and early twentieth century industry compressed into a small area. This is derived from the varied scale of buildings within the laneways. The inner core of the precinct is complemented by a rich and varied commercial streetscape along Swanston Street that retains an unusually long terrace of Victorian shops. This pattern is also part of Guildford and Hardware Laneways where Elizabeth Street has a different character derived from its larger scale commercial buildings.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct.

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

PRECINCT CATEGORY SCHEDULE

CoM Property ID	Number	Street	Grading
102598	5-7	Drewery Lane	Significant (HO905, VHR H0802)
102597	2-20	Drewery Place	Significant (HO1014)
102596	22	Drewery Place	Contributory
105748	268-270	Lonsdale Street	Contributory
106008	273-275	Little Lonsdale Street	Non-contributory
106009	277-279	Little Lonsdale Street	Contributory
106010	281	Little Lonsdale Street	Contributory
106011	283-285	Little Lonsdale Street	Contributory
109302	281-287	Swanston Street	Contributory
109303	289-299	Swanston Street	Contributory
109304	301-303	Swanston Street	Contributory
109305	305-307	Swanston Street	Contributory
532170	309	Swanston Street	Significant (HO1081)
532171	311	Swanston Street	Significant (HO1081)
109307	313-315	Swanston Street	Significant (HO1081)
109308	317	Swanston Street	Significant (HO1081)
109309	319-323	Swanston Street	Significant (HO1081)

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STATEMENT OF SIGNIFICANCE

Heritage Place: Drewery Lane Precinct

PS ref no: [Interim HOHO1290](#)



What is significant?

The Drewery Lane Precinct including 268-270 Lonsdale Street, 281-323 Swanston Street, 273-285 Little Lonsdale Street, 2-22 Drewery Place, 5-7 Drewery Lane, Drewery Alley, Drewery Lane, Drewery Place & Sniders Lane, Melbourne, [is significant](#).

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

- The small-scale commercial buildings constructed from c1850 to c1922, as shown on the precinct map.
- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar commercial and warehouse buildings, and the key features and original detailing characteristic of their respective styles.
- The high-quality commercial frontages to Swanston, Lonsdale and Little Lonsdale Street, and industrial streetscapes throughout the laneway network, with rear aspects and some frontages to Drewery Place, Drewery Alley, Drewery Lane and Sniders Lane.

The buildings at 22 Drewery Place, 277-279, 281, 283-285 Little Lonsdale Street, 268-270 Lonsdale Street, 281-287, 289-299, 301-303 and 305-307 Swanston Street are contributory.

The buildings at 2-20 and 5-7 Drewery Place, and 309-311, 313-315, 317 and 319-323 Swanston Street are significant.

Non-original alterations and additions to the contributory buildings, including cantilevered verandahs, are not significant.

273-275 Little Lonsdale Street is non-contributory to the precinct.

How it is significant?

The Drewery Lane Precinct is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

The Drewery Lane Precinct is historically significant for its demonstration of manufacturing and commercial activity from the nineteenth and early twentieth centuries. The area retains places associated with both large and small manufacturing enterprises that demonstrate a wide variety of work once available in the central city. The precinct has a strong association with the cigar and cigarette manufacturing firm Sniders & Abrahams who erected several large buildings in the locality including the warehouses at 2-20 Drewery Place and 5-7 Drewery Lane and their administrative building at 268-270 Lonsdale Street. Other large enterprises associated with the precinct include the Barnet Glass Rubber Company Ltd (until 1940), whose premises at 289-299 Swanston Street was later occupied by Red Cross and Legacy. (Criterion A)

The Drewery Lane Precinct, while physically quite diverse, demonstrates the way in which the Hoddle Grid incorporates large and small streets and laneways within a larger grid of streets. It is notable for its legacy of small and large buildings with frontages to Drewery Lane, Drewery Place, Drewery Alley and Sniders Lane. The precinct is also notable for its individual buildings designed by architects and engineers including Hugh Ralston Crawford (5-7 Drewery Lane, HO905, VHR H902), Nahum Barnet (289-299 Swanston Street) and Sydney Smith & Ogg (268-270 Lonsdale Street). The row of Victorian shops at 309-323 Swanston Street is notable for its considerable length and integrity. (Criterion D)

The Drewery Lane Precinct is aesthetically significant for the range of spatial experiences in its laneway network. Drewery Lane, Sniders lane, Drewery Place and Drewery Alley provide a notable public realm and setting for the individually significant and contributory places that border them. Predominantly of brick construction, buildings within the laneway network of the precinct exhibit both vernacular and high style architecture. Long commercial streetscapes including 301-323 Swanston Street and 277-285 Lonsdale Street demonstrate a visually cohesive and predominantly two-storey scale urban morphology with a consistent material palette of stuccoed masonry. (Criterion E)

Key characteristics include:

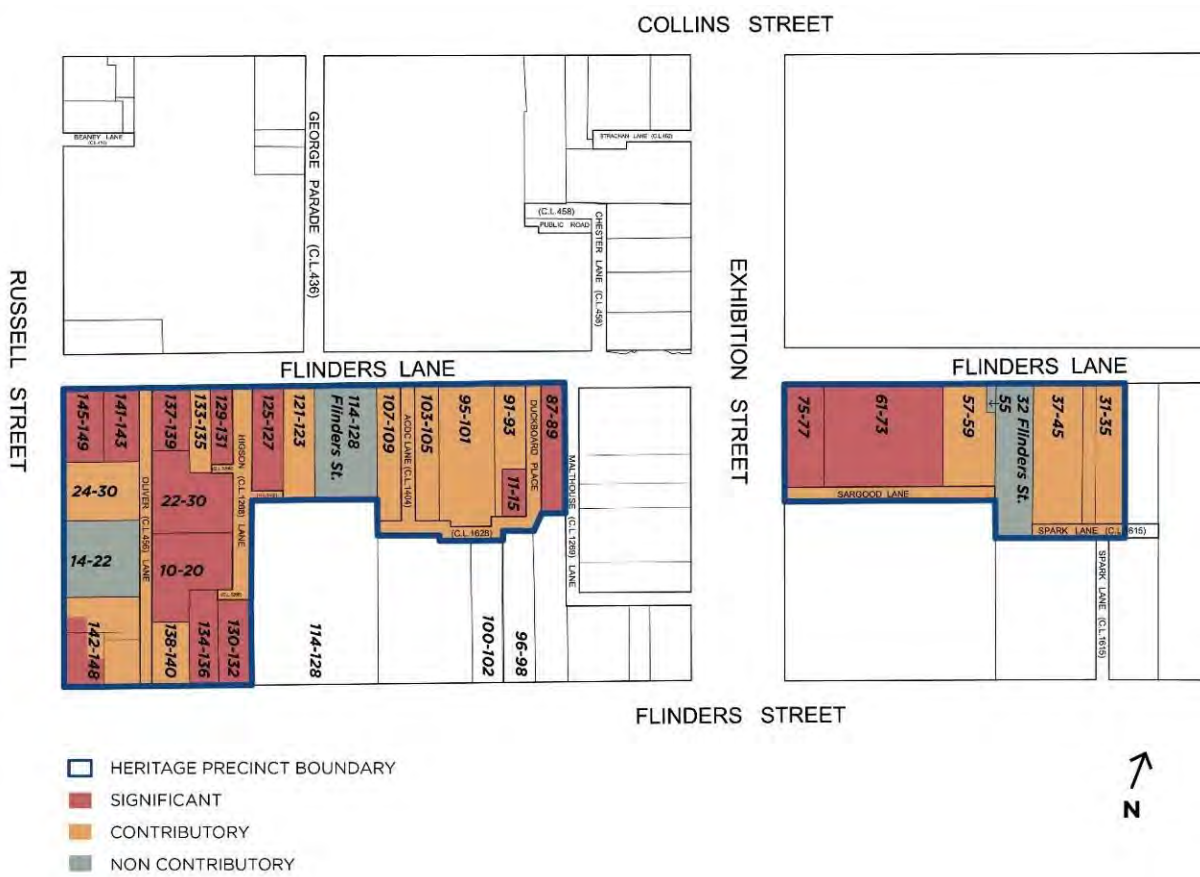
- The VHR-listed warehouse at 5-7 Drewery Lane constructed in 1909-10 to the design of engineer/architect Hugh Ralston Crawford.
- A significant factory built for Sniders & Abrahams and designed by Nahum Barnet in 1890 at 2-20 Drewery Place (HO1014).
- A contributory Romanesque revival Pacific House at 268-270 Lonsdale Street designed by Sydney Smith & Ogg in 1903.
- Contributory small scaled commercial premises at 277-285 Lonsdale Street built between the 1880s and 1930s.
- A significant row of Victorian shops and residences between 309-323 Swanston Street (HO1081).

-
- The former Barnet Glass Company retail premises (now Legacy House) designed by Nahum Barnet in 1909.
 - Two storey shops at 301-307 Swanston Street.
 - The Britannia Hotel at 281-287 Swanston Street, the only remaining hotel of three previously in this part of Swanston Street.
 - A contributory building c1900 at 22 Drewery Place.
 - The laneway network and its industrial buildings of Drewery Place, Drewery Lane and Drewery Alley and Sniders Lane.
 - Commercial buildings fronting to Swanston, Lonsdale and Little Lonsdale Streets.

Primary source

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

PRECINCT NAME	Flinders Lane East Precinct
STREET ADDRESS	31-149 Flinders Lane, 11-15 Duckboard Place, 130-148 Flinders Street, 10-30 Oliver Lane, ACDC Lane, Duckboard Place, Higson Lane, Oliver Lane, Sargood Lane, Spark Lane and including the rear of 14-30 Russell Street.
PROPERTY ID	Refer schedule



SURVEY DATE: January 2018		SURVEY BY: Context	
HERITAGE INVENTORY	Refer to schedule	EXISTING HERITAGE OVERLAY	HO1030 – 61-73 Flinders Lane HO1026 – 75-77 Flinders Lane HO1032 – 125 Flinders Lane HO638 – 129-131 Flinders Lane VHR H428 – 129 Flinders Lane HO942 – 10-20 & 22-30 Oliver Lane VHR H1135 – 10-20 & 22-30 Oliver Lane HO1033 – 141-143 Flinders Lane HO847 – 145-149 Flinders Lane HO1036 – 130-132 Flinders Street
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1880 - 1930
PERIOD OF DEVELOPMENT	Victorian Edwardian Interwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Sir John Monash HW & FB Tompkins William Henry Ellerker

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.5 Building a manufacturing capacity
	OTHER SUB-THEMES
9 Working in the city	9.1 A working class
	9.2 Women's work

LAND USE

HISTORIC LAND USE			
Archaeological block no: 63, 64		Inventory no: 924-935, 943-945	
Character of Occupation: Commercial			
11-15 Duckboard Place	H7822-1924	125-127 Flinders Lane	H7822-1930
31-35 Flinders Lane	H7822-1952	129-131 Flinders Lane	H7822-1931
37-45 Flinders Lane	H7822-1953	133-135 Flinders Lane	H7822-1932
55 Flinders Lane	H7822-1954	137-139 Flinders Lane	H7822-1933
61-73 Flinders Lane	H7822-1955	141-143 Flinders Lane	H7822-1934
75-77 Flinders Lane	H7822-1956	145-149 Flinders Lane	H7822-1935
87-89 Flinders Lane	H7822-1925	130-132 Flinders Street	H7822-1943
91-93 Flinders Lane	H7822-1926	134-36 Flinders Street	H7822-1944
95-101 Flinders Lane	H7822-1927	138-140 Flinders Street	H7822-1945
103-105 Flinders Lane	H7822-1928	10-20 Oliver Lane	H7822-1947
121-123 Flinders Lane	H7822-1929	22-30 Oliver Lane	H7822-1948
THEMATIC MAPPING AND LAND USE			
1890s		Commercial, Residential	
1920s		Commercial	
1960s		Commercial	

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

The Flinders Lane East Precinct between 31 and 145 Flinders Lane represents the commercial and manufacturing history of the textile, clothing and related industries that operated in the locality from the 1880s through to the 1960s. Distinctive two to six storey buildings remain on the south side of Flinders Lane and the urban form is enriched by a series of laneways.

HISTORY

This Hoddle Grid precinct occupies part of the traditional land of the Kulin Nations.

Whilst this study has not mapped any particular Aboriginal sites within the area of the Flinders Lane East Precinct, this does not mean that none exist, and future archaeological investigation has the potential to reveal evidence of pre-colonial Aboriginal occupation.

Historical context

Distinctive land use precincts had emerged within the city centre by the early 1840s, and within this pattern Miles Lewis has noted that precincts:

remained little changed into the 20th century and...survives today – mercantile and warehousing activity near the Pool [of the Yarra River] and the wharves, banking in central Collins Street, the retailing heart between Swanston and Elizabeth Streets, the medical precinct in the vicinity of Dr...Howitt's house in Collins Street East, and so on (Lewis 1994:22).

Because of the gold rushes, by 1854 Melbourne's population had reached 53,235 (Marsden 2000:26). The gold rushes brought not only a dramatic increase in population to Melbourne but also an increased demand for goods. As the Melbourne Planning Scheme (MPS) states:

With the rapid rise in population came a ready workforce. New railways took workers to the central city where the developing wharves handled the raw materials and finished goods. Bonded stores and warehouses held their position at the west end of the grid, but the east end of Flinders Lane was ideally located to make use of its transport advantages as a manufacturing centre (MPS:64).

Building a commercial City

Building a manufacturing capacity

Following the gold rush population boom, industry grew to satisfy demand and new factory workforces emerged. Import protection, first introduced in 1867, further encouraged manufacturing. For decades, Melbourne was Australia's manufacturing capital. The land that factories were built on tended to be low-lying and undesirable for residential use (Context 2012:44).

Flinders Lane became an important area for clothing manufacturers. Factories tended to be small and specialised (Context 2012:44). The retail function of Flinders Lane was strengthened by increased pedestrian through traffic generated by the proximity of the suburban rail terminus in 1859 (MPS:63).

The area of Flinders Lane in the 1860s is described by the *Encyclopedia of Melbourne*:

By the 1860s, as [Flinders Lane's] swamps were filled in, and as its proximity to the wharf encouraged the construction of warehouses and showrooms, the street gained a reputation as a busy and important thoroughfare, the chosen location of mercantile houses, importers, brewers, timber yards and wholesalers (May 2008).

As the eastern end of the city grid was largely abandoned for residential use, the 'rag trade' moved in. The clothing trade focused on the eastern edge of town, in part for its association with the fashion boutiques and Haute Couture 'Paris' end of Collins Street (MPS:64). A plethora of small businesses opened in Flinders Lane and Little Collins Street. As Barbara Savill notes,

The invention of the treadle sewing machine led to the establishment of many small clothing factories in these narrow streets. In some cases importers could convert the buildings that they occupied so that the ground floor would provide imported dress and tailoring materials, while upstairs there would be small sewing rooms where women were employed to make up what were often called 'shop goods' (Savill 1987).

By the economic boom years of the 1880s, the east end of Flinders Lane was densely built up, with clothing and soft good manufacturers well established, particularly in the section between Swanston and Exhibition streets where Flinders Lane also developed as an adjunct to the retail core (MPS:64).

From the 1880s retail outlets predominated, presenting display windows to the streets with wholesale offices, warehousing and offices above. By the first decades of the twentieth century, the buildings here reached 6-8 storeys, with considerable architectural pretension, showcase windows to the ground and basement floors and several arcades extending the retail frontage further (MPS:65).

In this section of Flinders Lane, the secondary lanes became pedestrian lanes, linking Collins and Bourke streets to Flinders Street station (MPS:65). The north-south lanes of Duckboard Place, Oliver and Higgs Lane were in existence by 1895 but remained unnamed until after the 1920s. East-west linking laneways such as Sargood and Spark Lanes were later to develop, generally beginning as private laneways (Rymer, 2018)

Working in the city

A working class

The textile industry formed an important sector of Melbourne central's economy. In Flinders Lane, from Spring to Queen streets, 'clothing warehouses, manufacturers, mill suppliers, button-and belt-makers, and clothes designers made the lane the centre of fashion, an industry pioneered by Jewish immigrant families such as Slutzkin, Blashki, Merkel, Haskin, Mollard and Trevaskis' (May 2008).

In 1901, the protection tariffs provided to all states of the Commonwealth and the enlarged 'common market' ushered in by Federation aided the development of Australian manufacturing. The advent of World War One in the period 1914-18 provided some stimulus to Australian manufacturing, but for the most part war emphasized the strategic weakness of Australia's reliance on manufactured goods and strengthened arguments for tariff protection, which was provided via the 'Greene tariff' in 1921 (Clark, Geer and Underhill 1996:6).

By 1921, 38% of Melbourne's workers were employed in industry; in turn, the growth of manufacturing stimulated urban growth, with almost all the new factory jobs in Australia between 1921 and 1947 created in Sydney and Melbourne. During the 1920s, Tony Dingle writes, there were 'increases in the scale of manufacturing activity, in the complexity of the equipment and the processes used and in the inter-relatedness of manufacturing production'. The rural sector faltered as it faced an increasingly unpromising world trading environment, but Melbourne boomed and it was manufacturing that led the way (Dingle 2008).

The expansion of new sectors in the manufacturing industry, including the clothing industry, was maintained by buoyant levels of domestic demand, with Melbourne reaching one million people by the end of the 1920s. In addition, incomes stretched further as mass production caused the prices of

some commodities to tumble (Marsden 2000:29; Dingle 2008). The growth of manufacturing in Melbourne in the 1920s was accompanied by the construction of offices to house administration staff and the erection of warehouses to store goods.

From the 1930s, like the rest of Australia, an increasing proportion of the city's workforce took up jobs in manufacturing, an industry that led Australia's recovery from the economic depression of the time, when, Dingle notes:

a steep rise in tariffs, devaluation of the Australian pound, falling wages and electricity costs all made local producers far more competitive internationally. Textiles benefited first, then the metals industries and engineering took over as pacemakers (Dingle 2008).

In the 1920s and 1930s, Commonwealth tariffs on textiles and clothing resulted in the construction in Flinders Lane of a number of factory and warehouse buildings connected with the clothing trade. Compared to the predominant form of earlier single and two-storey buildings, the multi-storey scale of industrial premises built from the 1920s, often importing ideas about design and technology from American examples, demonstrated a different building typology for factory buildings in Melbourne.

By the 1950s, a century of suburban development had shifted residents and factories from the city centre, although the population had levelled rather than steeply declined as immigrants replaced those who moved (Marsden 2000:30-31).

Crowding and a lack of parking forced the Flinders Lane rag trade into decline from the 1960s. By the 1970s only a few manufacturing businesses remained in the city centre.

Women's work

Women were restricted in terms of the paid work that was available to them. Single women found employment as domestic servants and nursemaids in private homes, although these positions had a high turnover — this situation was disparaged by employers as 'the servant problem'. Women also worked as school teachers and nurses, and as 'shop girls', waitresses and publicans. Large numbers of women found employment as machinists in the clothing and foot-ware factories that emerged in the late nineteenth and early twentieth centuries (Context, 2012:55).

Precinct history

Flinders Street (and Flinders Lane) were named after navigator Captain Matthew Flinders who claimed the discovery of Port Phillip in April 1802 aboard the Investigator, but who later conceded the prior arrival of Acting Lieutenant John Murray on the Lady Nelson in February 1802 (RHSV). Flinders Lane was also known as Little Flinders Street until 1948 when the Melbourne City Council declared Flinders Lane the official name (Age 8 June 1948:2).

The subject precinct is located on Crown Allotments 2, 3, 5, 7 and 20 of Block 7; and Allotments 2, 4, 5 and 20 of Block 8, City of Melbourne (Fels, Lavelle and Mider 1993). Figure 1 and Figure 2 shows the area of the subject precinct in 1895.

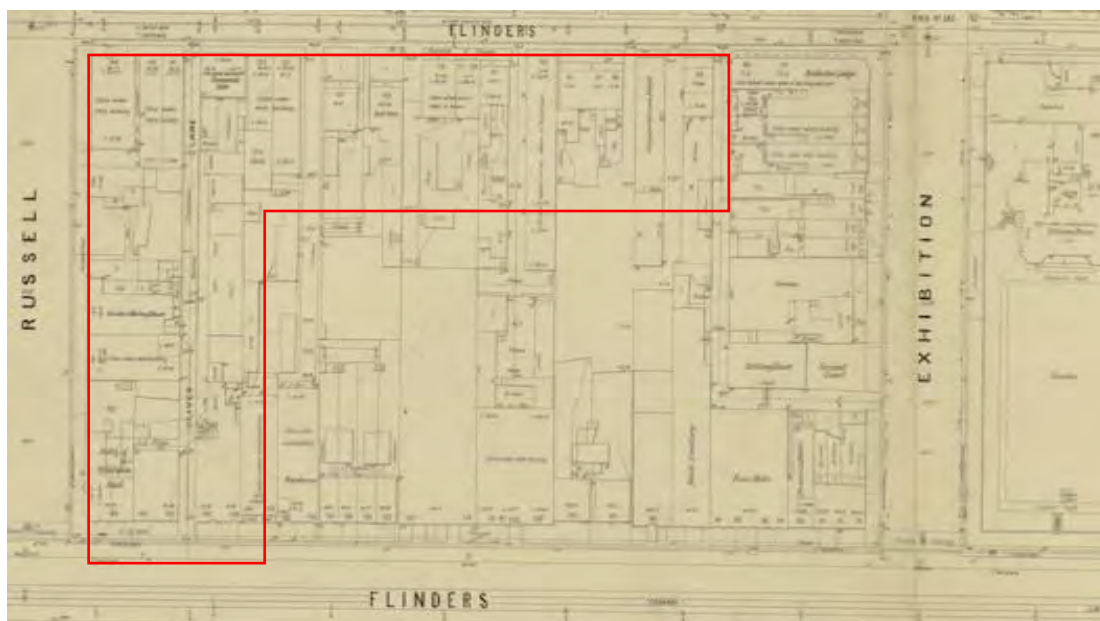


Figure 1. Flinders Lane East Precinct in 1895 between Russell and Exhibition Streets. (Source: MMBW Detail Plan no 1008, 1895)

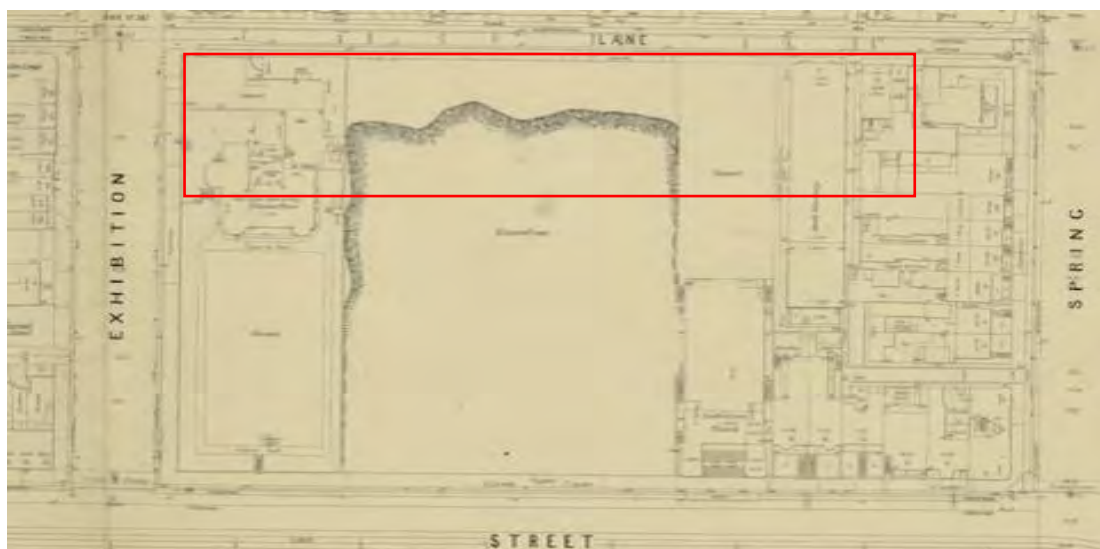


Figure 2. Flinders Lane East Precinct in 1895 between Spring and Exhibition Streets. (Source: MMBW Detail Plan no 1008, 1895)

The dominant use of the Flinders Lane East Precinct is for manufacturing, predominantly clothing and textiles although carriage builders are also present in the nineteenth century. Clothing and textiles become important from c.1910 and grow in importance throughout the century. Some histories of individual buildings marking the main phases and grouped into periods of development are provided below as examples.

Victorian development buildings

Victorian era (1840-1900) factory/warehouse buildings exist at 11-15 Duckboard Place and 103-105 Flinders Lane (Figure 7). These buildings reflect the consolidation of Melbourne's manufacturing and warehousing capacity in the 1880s.

It is believed that the land at 11-15 Duckboard Place came under the control of Melbourne City Council c1885 for use as its Corporation Yard and workshops. The current two-storey brick building at 11-15 Duckboard Place was erected c1885-87 at the rear of today's 91-93 Flinders Lane as a storage facility in association with the Corporation Yard. The Corporation Yard remained at the subject site until 1906 and the existing building was then addressed as part of 91-93 Flinders Lane after the Yard was relocated (S&Mc 1889-1906). The site was then occupied by Henry Henningsen, a Hawthorn builder, between 1906 and 1914 (S&Mc 1907-1915). Around this period, Henningsen erected a number of warehouses in Melbourne, including the three-storey brick warehouse built for P Warland Pty Ltd on the adjacent land at 87-89 Flinders Lane (Mahlstedt Map no 6, 1910). The property at 11-15 Duckboard Place was sold by the Melbourne City Council in 1920 (*Argus* 10 March 1920:3), and by the mid-1920s, had become an integral part of Denniston and Co clothing factory at 91-93 Flinders Lane, with a throughway built on the west elevation of 11-15 Duckboard Place (Mahlstedt Map no 6, 1925). The subject site is adjacent to a right of way, the current Duckboard Place, which was named in 1953 after Duckboard House, a clubhouse established for the South African Active Service Association at 91-93 Flinders Lane (Zhang 2008).

The former coach factory at 103-105 Flinders Lane (numbered 136 Flinders Lane until c1891) was built in 1886 by James Anderson for carriage builders Samwells and Reeves (Figure 7) (MCC registration no 2044, as cited in AAI, record no 76443). In 1888, the building, two-storeys at the front and three-storeys at the rear in that year, continued to be occupied by Samwells and Reeves who conducted their business there until at least 1905 (Fels, Lavelle & Mider 1993, Inventory no 928). The coach factory was built next to H Samwells' residence at 107-109 Flinders Lane which was constructed by James Nation and Co. c1881 (MCC registration no 8611, as cited in AAI, record no 76443). From the first decades of the twentieth century, the building at 103-105 Flinders Lane housed mainly clothing manufacturers through until at least the 1950s when lingerie manufacturers, Fachon Pty Ltd, occupied the premises (*Herald* 4 April 1914:6; *Argus* 7 March 1956:23).

Edwardian development

Edwardian era (1900-1915) buildings exist at 31-35, 37-45, 87-89, 95-101, 121-123 and 133-135 Flinders Lane (Figure 6, Figure 8, Figure 9), and 138-140 Flinders Street. These buildings reflect the growth of the manufacturing sector in the city centre from the early 1900s, after Federation, through until the advent of World War One in 1914.

The former brick warehouse and factory at 31-35 Flinders Lane was built for box manufacturers, Morris and Walker Pty Ltd, c1909 (CoMMaps; *Age* 24 July 1909:8). Morris and Walker leased the building in 1939 to the State Rivers and Water Supply Commission, but continued as owners until 1947 when they sold the six-storeyed brick building for £32,500 to Manchester Unity Fire Insurance of Victoria as an investment (*Argus* 4 September 1947:16; *Age* 4 September 1947:14).

It is likely that the building at 37-45 Flinders Lane, constructed c1910, was built for the J R Blencowe clothing factory, which was in operation at that address by 1911 (*Age* 22 March 1911:6). J R Blencowe won a number of contracts for the manufacture of clothing for the Australian military forces during World War One in the period 1915-1917 (*Commonwealth of Australia Gazette* 13 January 1916:72; 15 March 1917:472). A 1925 map shows that J R Blencowe clothing manufacturers continued to occupy the building at 37-45 Flinders Lane in this year, when the building was described as two storeys at the front and three at the rear (Mahlstedt Map no 3, 1925).

Interwar development

Interwar (1916-1939) buildings exist at 57-59, 91-93, 107-109 and 137-139 Flinders Lane, and 134-136 Flinders Street. The buildings, some designed by architects, reflect the continued demand in the 1920s for factory and warehouse space in the city centre for the growing manufacturing sector.

A modern factory building, named Dominion House, was built at 57-59 Flinders Lane in 1925-26 (Figure 5). The nine-storey building was designed by architects and consulting engineers, Henry Hare and Hare, to 'meet the requirements of the better-class factory...[with] particular attention to detail in lighting, construction, escapes and convenience of employees' (*Herald* 4 November 1925:4). Only three storeys, however, were constructed on the Flinders Lane frontage and six storeys at the rear. A further three floors of reinforced concrete, designed by the same architects and constructed by master builders W E Cooper Pty Ltd (*Building* 1929:51) were added to the building in 1929, bringing the Flinders Lane frontage to six storeys and the rear section to nine storeys. Other innovative features of the building included its fire resistance, separate passenger and goods elevators, wide column spacings to provide unobstructed work areas, a flat roof for the recreation use of tenants, 14 inch brick walls without windows to the west to provide improved insulation, and steel window frames on reversible pivots filled with ribbed prismatic glass to facilitate the distribution of diffused light. Each floor was capable of carrying 100 persons (*Herald* 4 November 1925:4; *Examiner* 10 May 1929:5).

In 1930, Dominion House was occupied by a number of businesses, including machinery importers and warehousemen, and a variety of manufacturers involved in the making of children's clothing, mantles, knitted goods and umbrellas (S&Mc 1930). Dominion House and the adjoining building at 49-57 Flinders Lane were offered for sale at auction on 7 April 1936. The highest bid was £40,000, at which price the property was withdrawn for private sale by the auctioneer (*Argus* 8 April 1936:16). Dominion House was sold for £34,500 to the Presbyterian Church of Victoria as an investment in 1946 (*Construction* 6 February 1946:5). A City of Melbourne building application notes that a permit for the addition of two storeys to the front part of Dominion House was made on 20 May 1959 (MBAI).

The factory/warehouse buildings at 91-93 Flinders Lane and 95-101 Flinders Lane were both owned in 1925 by clothing manufacturer, Denniston and Co. In that year, the buildings at 91-93 Flinders Lane comprised a three-storey brick factory (built in 1925) with a single storey store at the rear. In 1925, a single storey brick factory, constructed c1907 by builder R McDonald for Denniston and Co, existed at 95-101 Flinders Lane (MCC registration no 588, as cited in AAI, record no 76496; Mahlstedt Map no 3, 1925; MBAI). In 1938-39, the three-storey brick building with a two-storey section at the rear at 91 Flinders Lane was refurbished and renamed 'Duckboard House' to create new club premises for the Melbourne branch of the Returned Sailors and Soldiers Imperial League, associated with the South African and Active Service Association (*Argus* 8 July 1939:18).

Denniston and Co was established by James Denniston, a Yorkshireman, who was the managing director of the Doveton Woollen Mills in Ballarat in the 1890s. About 1896 Denniston conceived the idea of establishing a clothing factory to operate in association with the Doveton mills. With his two sons, H B and Chas E Denniston, and J Pearson, Denniston formed a company under the name of Pearson and Co to manufacture men's clothing in a factory in Melbourne at the corner of Little Lonsdale and Patrick streets. About eighteen months later the company moved to Russell Street and c1907 built a large factory in Flinders Lane where it carried on business under the name of Denniston and Co (*Age* 19 December 1936:8).

A three-storey factory with basement was constructed at 107-109 Flinders Lane c1920, with an application to make alterations to the factory building submitted to the City of Melbourne in 1921 (CoMMaps; MBAI). In 1920, the building housed a number of manufacturers, including makers of fancy leather goods in the basement; of Beehive Wools on the ground floor; and of underclothing and children's garments on the first floor. Blouse makers and knitters, the Mutual Manufacturing Company, occupied the second and third floors (S&Mc 1920). By 1923, a further two storeys had been added to the building. In this year, a five-storey reinforced concrete building was advertised for sale at 107-109 Flinders Lane. The auction notice stated that the building had been erected under the supervision of Sydney architects, Stone and Siddeley (Argus 22 September 1923:2). The building was later named Lisscraft House when it housed ladies clothing manufacturer, Lisscraft Creations (Figure 3, Figure 4).

H W & F B Tompkins, architects of 141-143 Flinders Lane

The *Encyclopedia of Australian Architecture* contains the following entry for architects H W and F B Tompkins:

H. W. & F.B. TOMPKINS, architects were established in 1898 when the brothers won a design competition for the Commercial Travellers Association CTA Clubhouse, 190 Flinders Street, Melbourne. Henry Harry William (1865-1959) and Frank Beauchamp Tompkins (c1867-1952) were born in England and educated in South Africa.

The competition win established the firm and by the early 20th century, H.W. & F. B. Tompkins was a leading commercial firm. Their commercial work up to WWII reflects the three influences popular at the time: the Romanesque style popularised by such architects as H.H. Richardson in the United States during the late 19th century; the Baroque Revival of the early 20th century, popular in Chicago and San Francisco after 1908; and the Moderne or interwar functionalist style of the 1930s.

The firm is one of the longest surviving in Victoria. In the 1950s it became Tompkins & Shaw when P.M. Shaw entered the partnership and then Tompkins, Shaw & Evans when Stan Evans joined. In 2003 it was acquired by Michael Davies Associates, forming a new firm, Tompkins MDA Group (Beeston 2012:707-708).

Sir John Monash – Monash & Anderson, engineers of 10-20 and 22-30 Oliver Lane

John Monash was a leading figure in the field of engineering, particularly in reinforced concrete. After World War One he was knighted in 1918 for his role in leading five Australian Divisions on the western front. Returning to Australia he became General Manager of the State Electricity Commission of Victoria. He also worked as an engineer, joining with John Thomas Anderson and builder and cement manufacturer David Mitchell. Monash and Anderson owned the Australian patents for the Monier construction system which was used in many bridges throughout Victoria (VHD, 18 & 30 Oliver Lane). Joshua Thomas Noble Anderson practised innovative engineering during difficult times in the economic depressions of the 1890s and 1930s, and in June 1894 the firm of Monash and Anderson opened at 49 Elizabeth Street, Melbourne (www.auspostalhistory.com/articles/1859.php).



Figure 3. Flinders Lane between ACDC Lane (formerly Corporation Lane) and Russell Street showing Lisscraft House at 107-109, the Blood Bank at 113 (now demolished), Austin House at 121-123, and Keith Courtenay Pty Ltd at 125-127. (Source: Halla c1972, SLV H36133/485 [copyright](#))



Figure 4. Flinders Lane between ACDC Lane (formerly Corporation Lane) and Exhibition Street showing Lisscraft House at 107-109, Walton Textiles at 103-105, and nos.87-95. (Source: Halla c1972, SLV H36133/484 [copyright](#))



Figure 5. Showing a drawing of the Dominion House factory building at 57-59 Flinders Lane. (Source: *Herald* 4 November 1925:4)

PRECINCT DESCRIPTION

The Flinders Lane precinct is relatively large, spanning nearly two whole blocks of the Hoddle Grid between Spring and Russell Streets. The borders of the precinct exclude Shell House forecourt and Milton House at 21 Flinders Lane, commencing at 31-35 Flinders Lane and extending to the corner of Russell Street.

While the precinct has several individual buildings with Heritage Overlays, and more than one state listed building, it has many other places that contribute to its diversity of scale and appearance. It also has a fine network of laneways intersecting with Flinders Lane. Building heights are generally between two and six storeys with some examples of taller contemporary buildings. Flinders Lane derives its character from this scale and reflects its history of manufacturing, particularly industries associated with textiles and clothing.

The Flinders Lane precinct retains a richness of character and a fine-grained urban form for much of its length. The description of the precinct is divided into five geographic sections below.

Between Spring Street and Exhibition Street

Heading west between Spring and Exhibition Streets there are two predominant scales of buildings. There is a predominant 2-4 storey scale of commercial building and the four-storey warehouse with giant order brick arches at no.31-35. An entry to the large carpark that leads through to Flinders Street forms a link between the lower and taller scales of the city block. The carpark adopts a similar scale to no.37. Immediately west of the carpark the scale changes to Dominion House (now eight-storey Manhattan Apartments at no.57-59 Flinders Lane), Sargood House (61-73 Flinders Lane) and the Alley building (75-77 Flinders Lane). These interwar warehouses make a large contribution to the urban form of the precinct. Contrasting this the north side of Flinders Lane is dominated by the rear of the IM Pei designed twin towers at Collins Place. Looking East there is a view of the Treasury Gardens between the tall towers at the corner of Spring Street and Flinders Lane.



Figure 6. 37-45 Flinders Lane. (Source: Context 2017)

Between Exhibition Street and Higsons Lane

Across Exhibition Street the scale of the precinct is lower and includes several two and four storey buildings with a rich tapestry of laneways wrapping around these. At the corner of Malthouse Lane and Duckboard Place no.87 the three-storey warehouse is viewed in three dimensions. The façade is modelled on the American Romanesque style like no.31-35 Flinders Lane. Duckboard House at 91-93 Flinders Lane is a much-altered interwar warehouse, refurbished in 2008. Two low-scale buildings at 95-101 and 103-105 Flinders Lane provide a human scale to the street, particularly the single storey former textile warehouse at no.95-101 Flinders Lane with its distinctive arched windows and an elaborate pedimented entrance. No.103-105 has a two storey Victorian shop and residence in close to its original form. The view of the side of this building down ACDC Lane is magnificent with its large multipaned windows in a face brick wall lighting the coach building factory.

Across ACDC Lane the four-storey former Lisscraft building at 107-109 Flinders Lane is still legible as an interwar four storey warehouse but has undergone alteration to the windows and the ground floor as well as having two additional floors added. Lisscraft House contains a rare birdcage lift interior in the foyer. A second car park within the Flinders Lane precinct occupies a large site at no.113 and was designed by architects Denton Corker Marshall in 1989. Nos.121-123 and the Higson's Buildings at 125 Flinders Lane (HO1032) are five-storey buildings with large windows and are of identical scale. Whilst no.121-123 has undergone some alterations to the windows and the ground floor it is still legible as an interwar warehouse.



Figure 7. 103-105 Flinders Lane and ACDC Lane. (Source: Context 2017)



Figure 8. Flinders East Precinct, from corner of Malthouse Lane. (Source: City of Melbourne 2018)

Between Higsons Lane and Russell Street

The block between Higsons Lane and Russell Street has buildings of varying scales that comprise a streetscape of diverse characteristics both in period of construction, style and typology. One of the oldest warehouses in the area built in 1857 is at 129 Flinders Lane (HO638). The side wall of this property contributes to the character of Higsons Lane. Of a similar scale but less intact is the Victorian warehouse with a pediment remaining but with a greatly enlarged upper floor window. At no.137-139 the former Bank of New South Wales from 1924 is highly intact. It is designed in an interpretation of the Gothic revival deemed in the nineteenth century to be a highly appropriate style for banks but adapted for the early twentieth century. The side of this building contributes to the character of Oliver Lane. Pawson House (HO1033) at no.141-143 designed in the moderne style by HW & FB Tompkins has a fine art deco interior with the entry lobby, stairs and lift interior contributing to its interwar style. 145-149 Flinders Lane (HO847) is the third Romanesque revival building in the precinct and is also by Tompkins architects but dating from the Edwardian period. It has an exceptionally rich and decorated exterior to both Flinders Lane and Russell Street.



Figure 9. Flinders Lane East Precinct, from corner of Flinders Lane and Russell Street. (Source: City of Melbourne 2018)

Oliver Lane to Flinders Street

Oliver Lane is paved with bluestone and is also a street frontage for the buildings fronting it. Views through Oliver Lane to the Yarra River enhance the pedestrian environment and there is a particularly fine view of the side elevation of 42 Russell Street (former Royal Bank of Victoria) to the north. Oliver Lane comprises several excellent buildings that front it. Two concrete warehouses of four and six storeys at nos.10-20 and 22-30 Oliver Lane are designed by engineer Sir John Monash (Monash and Anderson) and represent very early uses of reinforced concrete construction in the early 1900s. The rear of nos.18 and 30 Russell Street also contribute to the character of Oliver Lane. Brooks Building at no.24-30 Russell Street was built in 1915 but rebuilt after a major fire. The rear elevation is a fine face brick warehouse of five storeys. A contemporary three storey building at 14-22 Russell Street dates from the late 1960s and the earlier form of this building is evident as a brick façade of two storeys along Oliver Lane. The laneway has a good pedestrian link to Flinders Street and provides space for an outdoor café outside no.18. The precinct includes the rear of 24-30 Russell Street.

Other laneways

Duckboard Place is the setting for Duckboard House and connects with ACDC Lane to form a circuit around the three Flinders Lane buildings. The lane displays a uniform streetscape of low scale and red brick industrial buildings.

ACDC Lane connects with Duckboard Place to form a circuit and has a uniform streetscape of low scale industrial buildings that is significant.

Higson Lane is similar in character to Duckboard Place and ACDC Lane in displaying a consistency of warehouse building types. The blank brick wall of the car park is a contemporary feature but there are fine brick facades on both sides of the laneway. It has a fine view of the rear of a Flinders Lane property. Epstein House at no.134-136 Flinders Street is a fine interwar shop and manufacturing premises associated with the textile industry. It has been assessed as part of the Hoddle Grid Heritage Review to be of individual significance. 138-140 Flinders Street, a former eight storey office from the 1880s is refurbished into apartments but is still legible as a nineteenth century building for the lower floors. The third building in this block of Flinders Street within the precinct is no.130-132, an 1880s Renaissance revival warehouse by William Henry Ellerker.

INTEGRITY

The south side of Flinders Lane between Spring and Russell Streets retain a high percentage of buildings from the nineteenth and early twentieth century. The current buildings represent the second or third development of their sites with the earliest remaining building dating from 1857, but most relating to the period between 1890 and 1930. The north side of Flinders Lane between Spring and Exhibition Streets has been comprehensively redeveloped into the superblock of Collins Place and no longer relates to the south side of the laneway. Infill development on the south side at no.27 and even the carpark entrance at no.55 have kept a similar scale and footprint with the remainder of the street.

To the west of 11-37 Exhibition Street the precinct quickly re-establishes its smaller height and scale with no.87-89. The car park at no.114-128 Flinders Street is also an infill building but its scale fits in. The south side of Flinders Lane between Exhibition and Russell has a large number of significant and contributory buildings set between a network of laneways. On the north side the rear of 101 Collins Street and the Grand Hyatt Hotel dominate the streetscape for almost all of its length. The exception

is the former Bank of Victoria at 42 Russell Street where the Flinders Lane elevation makes an elegant contribution. The Royal Australian Institute of Architects building on the corner of Flinders Lane (41 Exhibition Street) is a new addition to the medium tall building typology. It reaches 21 storeys on a relatively small site.

COMPARATIVE ANALYSIS

Precincts with laneways and small streets

The city's lanes are places of intimate and rich urbane experiences, offering a diversity of choice from bustling and congested social places to sanctuaries of quiet solitude. The laneway's locations, orientations and widths serve as tangible markers to a changing urban morphology and public space network, which has resulted from the subdivision or consolidation of land within the Hoddle blocks, while their names provide enticing clues to former land uses, businesses, owners or notable people in the city's history. The city's small streets reflect their more restrictive fire regulations with a smaller scale of building throughout the nineteenth and early twentieth centuries. Through the nineteenth century the height of buildings was also limited by construction technology and the capacity of lifts, as well as the scale of the street.

Flinders Lane Precinct (HO506)

Flinders Lane precinct extends between Russell Street and Elizabeth Street with a smaller section between Elizabeth and Queen Streets. There is also a fine-grained plan with laneways. The Flinders Lane precinct has three distinct sections with the east associated with the clothing trade for over a hundred years, small wholesaling businesses in the central section and warehouses associated with the Customs House and the port in the western section. The component buildings, on small footprints and up to six storeys in height, represent a range of nineteenth and early twentieth century styles. Many buildings exhibit a Romanesque revival style. The scale of buildings in small streets such as Flinders Lane is directly related to limitations imposed by fire regulations for narrow streets.

Guildford and Hardware Laneways Precinct (HO1205)

The Guildford and Hardware Lanes Precinct comprises a nineteenth century laneway network within the larger street layout of the Hoddle Grid. It reflects the development of warehouses and businesses that congregated out of the retail core in the late nineteenth century. The precinct is significant for its distinctive streetscapes with diverse architecture, narrow footprints and dominant materials of red brick, stucco and bluestone.

The precinct is significant for its distinctive streetscapes with diverse architecture, narrow footprints and dominant building materials of red brick, stucco and bluestone.

Bank Place Heritage Precinct (HO503)

Bank Place is an urban precinct associated with the development of the Melbourne financial and legal district. It contains a visually cohesive group of distinctive architectural forms clustered around the early street, Bank Place. Many of the important architectural styles from nineteenth and early twentieth century Melbourne are represented in the precinct. The short street and its built enclosure at

each end, including the important terminal view to Normanby Chambers, provide a distinctive scale. Unusual for its enclosure, architectural diversity and cohesive scale, Bank Place is a high-quality central city precinct from the nineteenth and early twentieth centuries.

Flinders Lane East Precinct is highly comparable to Flinders Lane Precinct and retains much of the same history and associations. It has a high proportion of contributory places and several individually significant ones. Like all precincts within the Hoddle Grid, Flinders Lane East Precinct comprises a mix of typologies, periods of development and architectural styles, however it is one of few areas that retains the pre-modern form and character of the central city.

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 a precinct.

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

PRECINCT CATEGORY SCHEDULE

CoM Property ID	Number	Street	Grading
110277	11-15	Duckboard Place	Significant (HO1267)
103914	31-35	Flinders Lane	Contributory
103915	37-45	Flinders Lane	Contributory
103916	55 also numbered 32	Flinders Lane Flinders Street	Non-contributory
103917	57-59	Flinders Lane	Contributory
103918	61-73	Flinders Lane	Significant (HO1030)
103919	75-77	Flinders Street	Significant (HO1026)
103920	87-89	Flinders Lane	Significant (HO1287)
103921	91-93	Flinders Lane	Contributory
103922	95-101	Flinders Lane	Contributory
103923	103-105	Flinders Lane	Contributory
103924	107-109	Flinders Lane	Contributory
103925	121-123	Flinders Lane	Contributory
103926	125-127	Flinders Lane	Significant (HO1032)
103927	129-131	Flinders Lane	Significant (HO638, VHR H0428)
103928	133-135	Flinders Lane	Contributory
103929	137-139	Flinders Lane	Significant (HO1292)
103930	141-143	Flinders Lane	Significant (HO1033)
103931	145-149	Flinders Lane	Significant (HO847)
104025	114-128	Flinders Street	Non-contributory
103922	130-132	Flinders Street	Significant (HO1036)
104023	134-136	Flinders Street	Significant (HO1274)
104022	138-140	Flinders Street	Contributory
104021	142-148	Flinders Street	Contributory/ Significant (VHR H1175)
107003	10-20	Oliver Lane	Significant (HO942, VHR H1135))
107002	22-30	Oliver Lane	Significant (HO942, VHR H1135)
108594	14-22	Russell Street	Non-contributory
108593	24-30	Russell Street	Contributory (Oliver Lane frontage)

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STATEMENT OF SIGNIFICANCE

Heritage Place: Flinders Lane
East Precinct

PS ref no: [Interim HOHO1286](#)

**What is significant?**

The Flinders Lane East Precinct comprising 31-149 Flinders Lane, 11-15 Duckboard Place, 130-148 Flinders Street, 10-30 Oliver Lane, ACDC Lane, Duckboard Place, Higson Lane, Oliver Lane, Sargood Lane, Spark Lane and including the rear of 24-30 Russell Street.

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

- The commercial and warehouse buildings constructed from c1857 to c1939, as shown on the precinct map-
- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar commercial and warehouse buildings, and the key features and original detailing characteristic of their respective styles-
- The high quality commercial and warehouse frontages and some side aspects to Flinders Lane, Exhibition Street and Russell Street-
- The industrial streetscapes throughout the fine grain network of laneways intersecting with Flinders Lane, with rear and side aspects and some frontages to ACDC Lane, Duckboard Place, and Higson, Oliver, Malthouse, Sargood and Spark lanes.

The buildings at 31-35, 37-45, 57-59, 91-93, 95-101, 103-105, 107-109, 121-123, 133-135 Flinders Lane, and 138-148 Flinders Street are contributory. The laneway rear aspect of 24-30 Russell Street fronting Oliver Lane is also contributory.

The buildings at 61-73, 75-77, 87-89, 125-127, 129-131, 137-139, 141-143, 145-149 Flinders Lane, 130-132, 134-136 and 142-148 Flinders Street, 11-15 Duckboard Place, and 10-20 and 22-30 Oliver Lane are significant. The VHR-listed Duke of Wellington Hotel at part of 142-148 Flinders Street is also significant.

Non-original alterations and additions to the contributory buildings are not significant.

The buildings at 55 Flinders Lane (32 Flinders Street), 114-128 Flinders Street, and 14-22 Russell Street are non-contributory to the precinct.

How it is significant?

The Flinders Lane East Precinct is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

The Flinders Lane East Precinct is historically significant for its association with manufacturing and warehousing principally for the clothing and textile businesses, colloquially referred to as the 'rag trade', between the 1850s and the 1930s. Far from dealing in rags, Flinders Lane was the hub of a fashion industry with its many small niche businesses that provided specialist finishing services to the clothing manufacturers. The area provided employment in clothing manufacture, and many employees were women. Flinders Lane was the epicentre of the textile and clothing industry and benefited from the Commonwealth tariffs that resulted in further construction of factories and warehouses throughout the 1920s and 30s. Historically, the Flinders Lane East Precinct was the home of several other industries including Melbourne City Council's Corporation Yard (11-15 Duckboard Place) and 91-93 Flinders Lane, coach and carriage builders Samwells and Reeves at 103 Flinders Lane and box manufacturers Morris and Walker at 31-35 Flinders Lane. (Criterion A)

The Flinders Street East precinct is significant for its low-rise built form and street pattern that represents the pre-modern city. The attributes of the precinct include the laneway network that provides additional street frontages for some buildings, and an almost continuous streetscape of up to six storeys in height on Flinders Lane. The precinct demonstrates a great variety of architectural expression developed over approximately 80 years and representing many styles. Several buildings of the Romanesque revival style including nos. 31-35, 87-89, 125-127, and 145-149 Flinders Lane are notable. Interwar buildings in the stripped classical style of Pawson House (no. 141) or the Gothic revival of the former Bank of New South Wales at no. 137-139 are also notable examples. (Criterion D)

The Flinders Lane East Precinct is aesthetically significant for its views down Oliver, Malthouse and Higsons Lanes. It is also aesthetically significant for its nearly complete streetscape of small lot buildings up to six storeys in height and built to the property boundaries. The slope to the Yarra River allows some buildings to have basements or additional lower storeys. The open-ended Oliver Lane is aesthetically significant for its views to Flinders Street and beyond to the south, and of 42 Russell Street to the north. ACDC Lane, Higson Lane and Duckboard Place are significant for their enclosed and intimate scale enhanced by the red brick walls. The views along these lanes are significant for the aspects they reveal of the side of nos. 87-89, 91-93, 103-105, 107-109, 125-127, 129-131, 137-139 and 141-143 Flinders Lane.

The streetscape is highly varied but includes many buildings of individual architectural importance and high aesthetic value. The three buildings fronting Flinders Street (nos. 130-132, 134-136 and 138-140) are of a similar scale and proportion to those in Flinders Lane. (Criterion E)

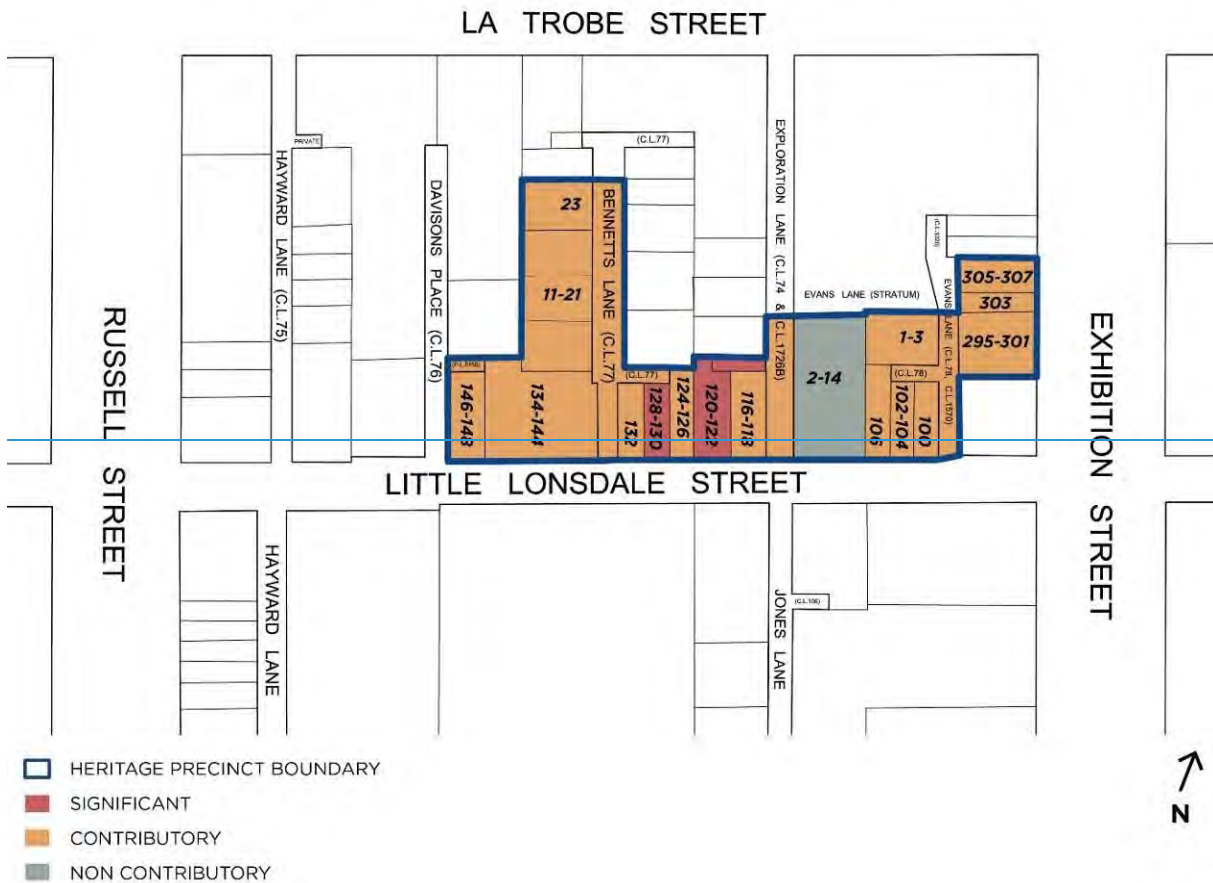
The attributes of the Flinders Lane Precinct include:

- VHR listed places at 129-131 Flinders Lane and 142-148 Flinders Street and reinforced concrete warehouses at 10-20 & 22-30 Oliver Lane associated with Sir John Monash and the early use of reinforced concrete as a construction material. The Oliver Lane warehouses are of technical and associative significance.
- Significant places with existing HOs at 61-73, 75-77, 125-127, 129-131, 141-143 and 145-149 Flinders Lane and 130-132 Flinders Street.
- Places assessed to be significant as part of the Hoddle Grid Heritage Review, 87-89 and 137-139 Flinders Lane, 134-136 Flinders Street and 11-15 Duckworth Place.
- All other contributory places noted in the precinct category schedule.
- The building height and scale of the precinct up to six storeys, some places with several additional storeys added but not compromising this scale.
- The intimate scale and character of Duckboard Place, ACDC Lane, Higson Lane, Spark and Sargood Lanes and the way in which they provide side views of significant and contributory places.
- The open-ended Oliver Lane with views to the north and south to the river.

Primary source

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

PRECINCT NAME	Little Lonsdale Street Precinct (extension of Little Lon Precinct)
STREET ADDRESS	100-148 Little Lonsdale Street, 11-23 Bennetts Lane, 1-3 Evans Lane, 295-307 Exhibition Street, 2-14 Exploration Lane, Bennetts Lane, Exploration Lane, Evans Lane
PROPERTY ID	Refer schedule



SURVEY DATE: January 2018

SURVEY BY: Context

HERITAGE INVENTORY	Refer to schedule	EXISTING HERITAGE OVERLAY	HO984 (Little Lon Precinct) VHR H2242, HO989 (128-130 Little Lonsdale Street)
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1870s-1920s
PERIOD OF DEVELOPMENT	Victorian Edwardian Interwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Henry E Tolhurst W Rain

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.5 Building a manufacturing capacity
	OTHER SUB-THEMES
9 Working in the city	9.1 A working class

LAND USE

HISTORIC LAND USE			
Archaeological block no: 7		Inventory no: 82-119	
Character of Occupation: Commercial			
11-21 Bennetts Lane	H7822-1084, H7822-1086	116-18 Little Lonsdale Street	H7822-1108
23 Bennetts Lane	H7822-1087	120-122 Little Lonsdale Street	H7822-1109
1-3 Evans Lane	H7822-1090	124-126 Little Lonsdale Street	H7822-1111
295-301 Exhibition Street	H7822-1091	128-130 Little Lonsdale Street	H7822-1111
303-307 Exhibition Street	H7822-1092	132 Little Lonsdale Street	H7822-1112
100 Little Lonsdale Street	H7822-1104	134-144 Little Lonsdale Street	H7822-1113
102-104 Little Lonsdale Street	H7822-1105	146 Little Lonsdale Street	H7822-1114
106 Little Lonsdale Street	H7822-1106		
THEMATIC MAPPING AND LAND USE			
1890s		Residential, commercial and manufacturing	
1920s		Residential, commercial and manufacturing	
1960s		Residential and commercial	

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

The Little Lonsdale Street Precinct forms an extension to the Little Lon precinct. Comprising buildings constructed from c1840s to c1936, the area epitomises the much publicised and interpreted 'Little Lon' district and its colourful past and represents three key development phases in the city's history. These include the immediate post gold boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the economic depression of the 1890s, and the Edwardian-era recovery that also saw the establishment of Chinese businesses in the area.

HISTORY

Historical context

This precinct occupies part of the traditional land of the Kulin Nations. Whilst this study has not mapped any particular Aboriginal sites within the area of the Little Lonsdale Street Precinct, this does not mean that none exist and future archaeological investigation has the potential to reveal evidence of pre-colonial Aboriginal occupation.

Distinctive land use precincts had emerged within the city centre by the early 1840s, and within this pattern Miles Lewis has noted that precincts:

remained little changed into the 20th century and...survives today – mercantile and warehousing activity near the Pool [of the Yarra River] and the wharves, banking in central Collins Street, the retailing heart between Swanston and Elizabeth Streets, the medical precinct in the vicinity of Dr...Howitt's house in Collins Street East, and so on (Lewis 1994:22).

This pattern of land use set the trend for the development of metropolitan Melbourne for the next 150 years: industry to the west, government and the best residential areas to the east, with retail at the centre (MPS:7).

By the 1840s, Collins Street East supported a low-density residential area. The commercial centre of Melbourne was focused to the west, near the Customs House and docks. The centre of the grid, with its flat land located between the 'supply' of goods in the west and the 'demand' from the population in the east, became the retail and banking core. The prime sites were close to the Yarra River, and development concentrated there in the early years (MPS:6, 59). The northern part of the city remained largely undeveloped for the first decade of the new Port Phillip settlement.

After the 1850s goldrushes, the construction of Parliament House (and other new public buildings such as the Town Hall and post office) moved the focus of Melbourne away from the docks. The retail zone of the city developed in the centre, and the west end of town took on a more mercantile and industrial character (MPS:59). The pressure to accommodate and service ever-increasing numbers of gold-seeking immigrants resulted in a dramatic increase in development of the northern city blocks (MPS:72).

Less salubrious 'fringe' areas also evolved. The east end of Little Bourke Street, for example, had an unsavoury reputation by the early 1840s when bawdy houses, unlicensed public houses and shanties erected without permits, were commonly reported. A working-class residential precinct, of mostly Irish immigrants, had emerged by the late 1840s and early 1850s in an area referred to as 'Little Lon' (Little Lonsdale Street bounded by Spring Street, Exhibition Street, La Trobe Street and Lonsdale Street) (Mayne 2008). As the Melbourne Planning Scheme notes, in these areas:

Development was generally unregulated, with back-to-back houses, cottages and workshops fitted in any available spaces, ramshackle extensions added on in corrugated iron, timber, canvas and any other available material and in the poorest areas, with large numbers of people occupying the same house or room (MPS:78).

By 1900 most of the Irish immigrant first generation living and working in Little Lon had been replaced by newer working-class arrivals: Chinese, German Jews, Lebanese and Italians (Mayne 2008). Most

were hawkers, small traders, or in the case of the Chinese, cabinetmakers and laundrymen. (Damousi 2008).

In 1913, a Parliamentary joint committee reported on the condition of slums in Melbourne, including a number in the city centre. Efforts were subsequently made to clear up the slums, including those in the areas of Little Bourke Street and Little Lonsdale Street, by demolishing the buildings and forcing their occupants into alternative accommodation (MPS:79). A newspaper report of the day reported on the progress of the City of Melbourne's clearance program:

In those quarters neighbouring on Davison-place, Bennett-place, Exploration-lane and Evans-lane— all between Russell and Exhibition streets and Latrobe and Little Lonsdale streets— "condemnation" of buildings has led merely to their being devoted to other purposes. The old insanitary places have been given coats of white wash, the walls between their reeking apartments have been knocked down, and the buildings have been re-let to Chinese furniture makers, generally for increased rentals. In some cases, the condemned places are still being used as dwellings... (Age 18 April 1914:22).

Workshops and small factories increasingly took over the Little Lonsdale Street area. By the first decades of the twentieth century, settlement around Little Lonsdale Street comprised small houses with rear yards and outhouses facing laneways. Other whole allotments were taken up by industrial and warehouse buildings.

In the area of Little Lonsdale Street, in 1948 the Commonwealth Government compulsorily acquired land bounded by Lonsdale, Exhibition, Little Lonsdale and Spring streets. The area was irrevocably changed as homes and factories were razed to the ground, and a large government office block was built in the southeast corner. Further demolition took place in the 1980s to make way for commercial development (Marsden 2000:29-30, Dingle 2008).

Precinct history

The subject precinct in Little Lonsdale Street extends the existing Little Lon Precinct (HO984) at 116-132 Little Lonsdale Street (Figure 5, Figure 6). The Little Lon Precinct

...epitomises the much publicised and interpreted 'Little Lon' district and its colourful past, represent[ing] three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street (MPS Amendment C165 2011).

The existing Little Lon Precinct building group comprises

the gold rush era Exploration Hotel and develops through the nineteenth century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel [HO989], itself erected on an old hotel site. The next phase of building is from the Edwardian era with factory warehouse construction that was to serve the Chinese cabinet making and furniture trade (MPS Amendment C165 2011).

The precinct extension, and the Little Lon Precinct, are located on Crown Allotments 10-17 and 19, Block 26, City of Melbourne. In 1866, allotment 10 was owned by T B Payne; allotments 12 and 13 by John Wollaston; allotments 14 and 15 by D T Kilburn; allotment 16 by J W Cowell; allotment 17 by

John Mooney; and allotment 19 by Keith, Ozanne and Blondell (*Plan of Melbourne* 1866). By 1878, the land bounded by Lonsdale, Russell, La Trobe and Stephen (Exhibition) streets comprised two churches, a number of residences and larger buildings, likely to be small factories (Figure 1). By 1895 further development of the area had taken place (Figure 2).



Figure 1. By 1878, the land bounded by Lonsdale, Russell, La Trobe and Stephen (Exhibition) streets (outlined in red) featured two churches, a number of residences, and larger buildings, likely small factories. (Buildings are defined by shading.) (Source: *Plan of Melbourne*, Railway Department, 1878)

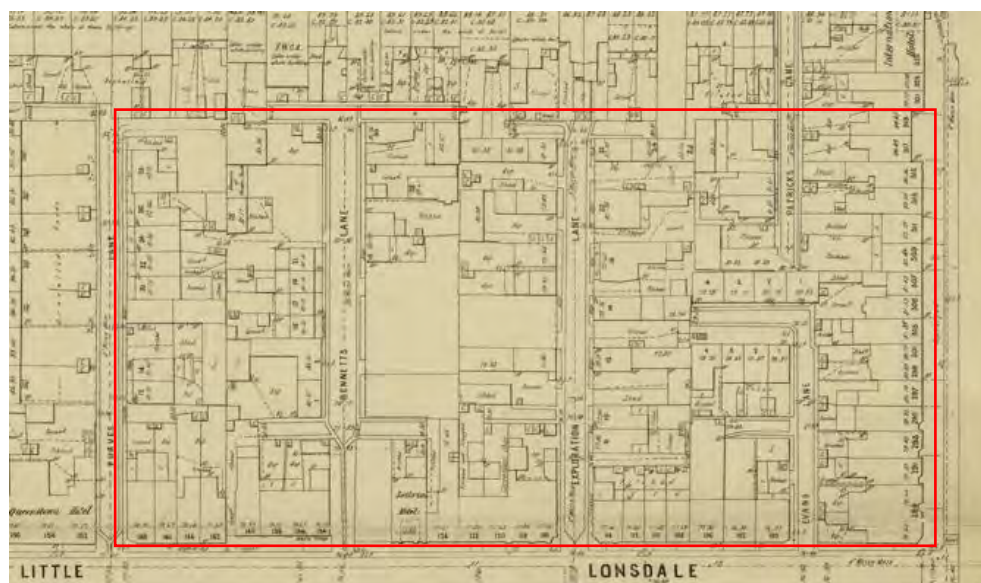


Figure 2. Showing buildings in the subject precinct area in 1895. (Source: MMBW Detail Plan no 2019, 1895)

Like the Little Lon Precinct, the subject precinct is a remnant of the vibrant and complex community that evolved in the area from the 1840s. The buildings that make up the subject precinct exhibit distinct styles that mark the main phases of development, as outlined in the Little Lon history, but extending this to the interwar period. Some histories of individual buildings that exemplify these key phases of development are provided below.

Victorian development

Victorian era (1840-1900) buildings exist at 102-104, 120-122 and 146-148 Little Lonsdale Street. The two-storey brick buildings reflect the common practice of the era whereby commercial premises were constructed to house retail outlets at ground level with residences and workspaces for business-owners provided on the floors above, with the exception of 120—122 Lonsdale Street which does not appear to include a shop or shops on the ground floor.

In 1880, the building at 102-104 (addressed as 137 until c.1890) Little Lonsdale Street comprised a two-storey brick house 'consisting of baker's shop and three rooms, with...bakehouse and oven' (*Age* 1 May 1880:2). It is believed that the current building was constructed for Joseph Jones c1894 (Fels, Lavelle & Mider 1993, Inventory no 105). In 1899, the building, advertised as 'eminently suitable for a wholesale or retail or manufacturing business', was described as a brick shop and dwelling (*Herald* 11 September 1899:4). In 1901, the building housed a clothing manufacturer (*Age* 17 December 1901:9). A 1917 advertisement for the sale of the property described the building in that year as a two-storey double-fronted brick shop with six rooms (*Argus* 2 April 1917:2). In 1977, the then owners applied to change the use of the building from a factory to a house, and in 1979, the building was refurbished (MBAI 12535; CoMMaps).

The two-storey building at 146-148 (addressed as 101-103 until c1890) Little Lonsdale Street comprises two Victorian residences facing Little Lonsdale Street with a single storey factory built c1921 at the rear of the property (Figure 7) (CoMMaps). In 1884, Mrs Abel lived at 146 and grocer John Caples occupied 146-148 Little Lonsdale Street (S&Mc 1884). John Caples lived in and operated a grocery shop from the premises in 1892 (S&Mc 1892). The two residences are shown on site in 1895 (Figure 2). In 1921 a permit was applied for to build a factory at 146-148 Little Lonsdale. Additions were made to the building in 1924 (MBAI 3405 and 6415). The factory site at 146-148 Little Lonsdale Street, including two old houses, was passed in at auction in 1937 (*Argus* 11 March 1937:4). A permit was requested for alterations to the building in 1943, and by 1962, the property at 142-148 Little Lonsdale Street was used as F Watkins Pty Ltd stables (Mahlstedt Map Section 2, no 7A 1925; MBAI 22777). The buildings at 146-148 Little Lonsdale Street were extensively renovated in 2006 and converted into offices (Figure 7) (CoMMaps).

Edwardian development

Edwardian era (1900-1915) buildings exist at 25 Bennetts Lane and 1-3 Evans Lane. These buildings reflect the growth of the manufacturing sector in the city centre from the early 1900s, after Federation, through until the advent of World War One in 1914, and particularly in the Little Lonsdale Street area after the slum clearances from 1913.

Bennetts Lane (also known as Bennett Lane), once in the heart of the Chinese quarter, was one of the areas affected by the 1913 slum clearances (*Australasian* 28 June 1913:3). Property in this area,

including a condemned residence and workshop at 25 Bennetts Lane occupied by Chinese cabinetmaker, Woon Ack Cheong, was owned by King O'Malley, former Federal minister for home affairs (*Argus* 27 June 1913:12). The current brick factory at 25 Bennetts Lane, also owned by O'Malley, was constructed c1912. In 1913, the factory was leased by cabinetmakers Woon Ack Cheong, Wing War & Co, and G Louey Gooley, and, by 1920, was occupied by Chinese cabinetmaker, Sam Way and Co (S&Mc 1913 and 1920). The name of Sam Way is likely a derivative of Sang Wah, who is listed as a cabinetmaker in Bennett Lane in 1905 (S&Mc 1905). Way and Co operated from the factory at 25 Bennetts Lane until c1930 (S&Mc 1925 and 1930). Lin Wing Wah & Co, also Chinese cabinetmakers, worked from 12 Bennetts Lane in the 1920s and may have been related to Sam (*Argus* 17 June 1924:17). A 1925 map shows cabinetmaker Sam Way also occupying 16 Bennetts Lane (Figure 3). By 1930, the Leather Good Manufacturing Co had opened on the first floor of the building at 25 Bennetts Lane (S&Mc 1930). O'Malley operated his printing press, Maxim, from the ground floor in the 1930s (*Age* 19 February 1938:5). J Wipfli Plastic Co-operated from the building from the 1940s to the 1960s. In 1992, the building at 25 Bennetts Lane was converted into the Bennetts Lane Jazz Club with an upper floor residence (CoMMaps). Bennetts Lane Jazz Club was a well-known jazz venue from 1992 onwards (currently closed).

In 1910, two brick cottages at 1 and 2 Evans Lane were put up for auction (*Age* 19 February 1910:3). Architect W Rain subsequently advertised for tenders for the construction of two-storey semi-detached factories in Evans Lane in 1913, likely on the same site, for owner King O'Malley. The tender was won by builders Reynolds Bros of Fitzroy (*Herald* 18 September 1913:4; MCC registration no 4173, as cited in AAI, record no 74904) (Figure 12). In 1915, cabinetmakers Sing Cheong and Chin Soo operated businesses from 1 and 2 Evans Lane respectively (S&Mc 1915). By 1920, cabinetmaker Chin Soo was the sole occupant of 1-3 Evans Lane (S&Mc 1920). As a part of a program to supply new substations in the 1920s, in 1928 the City of Melbourne called for tenders for the conversion of an existing building in Evans Lane into a substation (*Argus* 28 July 1928:4). The electric substation on the subject site operated under the management of Melbourne City council until the privatisation of the electricity industry saw it transferred to CitiPower Ltd in 1995. Today, 1-3 Evans Lane continues to operate as a substation.

The owner of 25 Bennetts Lane and 1-3 Evans Lane from the first decade of the twentieth century, King O'Malley (c1858–1953), was a politician born in North America and arriving in Melbourne in 1888. A keen federalist, O'Malley campaigned as an independent for the new House of Representatives, coming second in the election. In 1901 he joined the Australian Labor Party, which eventually supported his proposal for a national bank (the Commonwealth Bank). Twice minister for home affairs, he invested in many houses in Melbourne, some of them slum cottages (Rimon 2006 and Hoyle 1988).

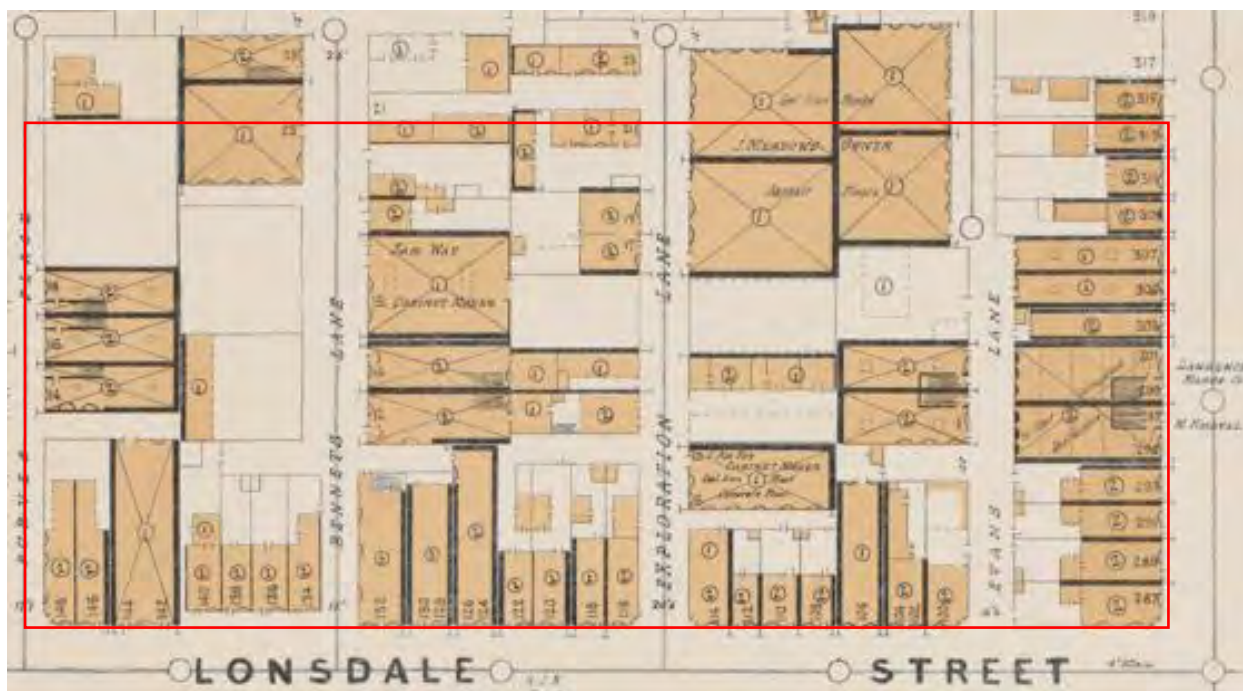


Figure 3. The precinct in 1925. (Source: Mahlstedt Map 1925, Section 2 no 7A)

Interwar development

Interwar (1916-1939) buildings exist at 11-21 Bennetts Lane, 23 Bennetts Lane and 295-301 Exhibition Street; and at 100, 106, and 134-144 Little Lonsdale Street. The buildings reflect the continued demand in the 1920s and 1930s for factory and warehouse space in the city centre for the growing manufacturing sector.

In 1917, four brick two-storey houses at 15-21 Bennetts Lane (Figure 10) were put up for auction (*Argus* 13 October 1917:2). The houses were demolished by 1920, and the allotment remained vacant until 1 June 1928 when the Salvation Army opened a new soup kitchen on the site at 21 Bennetts Lane (S&Mc 1920). One of a number of food and accommodation facilities established across Melbourne by the Salvation Army, the premises at Bennetts Lane supplied food to the large numbers of people left without employment because of the widespread economic depression of the time. After the Salvation Army vacated the premises in 1930, the building was divided into three addresses by 1934: 17, 19 and 21 Bennetts Lane (*Herald* 8 August 1930:16). Scrap metal merchant, S S Stone, occupied the premises at 21 Bennetts Lane in 1934 (*Herald* 6 January 1934:33), and lift engineers, Allsop Bros, tenanted the building at 17 Bennetts Lane in 1937 (*Age* 12 June 1937:19). Meik Bros Pty Ltd, metal workers, worked from 19 Bennetts Lane in 1934, and Levingston Foster Advertising Co worked from the same address in the 1950s (*Herald* 2 July 1934:21; *Age* 1 July 1954:12). In 2003, the building, addressed today as 11-21 Bennetts Lane, was extensively refurbished, including the addition of a top storey, for use as three offices (CoMMaps).

A trustee's auction sale of land and buildings at 295 and 301 Exhibition Street was held in April 1920. The site was described as 'suitable for a motor garage, factory, or shops' in a portion of the city that was 'rapidly improving' (*Argus* 28 April 1920:3). In 1936, managing director of Palfreyman Motors, F A Palfreyman, announced the opening of new city premises at 295-301 Exhibition Street to supplement the parent organisation in Chapel Street, South Yarra. Constructed for the owners of the site, the Lebanese Taweel family: Nicholas and Sharijeh Taweel (Figure 4), and their children, the premises

incorporated more than 5000 square feet of showroom space and office accommodation (*Age* 30 July 1936:6). The building at 295-301 Exhibition Street was put up for auction in March 1940, when it was described as a 'modern showroom and factory...comprising an attractive two-story brick building, well lighted with large show window, brick and concrete floors, separate entrance, ample toilet arrangements, excellent loading facilities' (*Argus* 2 March 1940:19). In the 1950s, the Millsoms conducted a clothing manufacturing business from 295 and a real estate business from 301; in the 1980s, the building at 295-301 housed the Khan Mongolian Barbeque Restaurant (*Age* 13 September 1952:23; *Age* 10 April 1953:10; *Age* September 24, 1982:35).



Figure 4. Nicholas Taweel and his wife Sharijeh, Melbourne, 1912. (Source: SLV)



Figure 5. From RHS to LHS, 120-132 Little Lonsdale Street (HO984) between Bennetts Lane and Exploration Lane, 1967. Former Leitrim Hotel shown in centre. (Source: Halla 1967, SLV)



Figure 6. The second group of buildings from the RHS (in the middle of the photo) comprise 116-132 Little Lonsdale Street (HO984), then Bennetts Lane, then 134-144 and 146-148 Little Lonsdale Street, then Davisons Place, 1966. In the foreground is 100-106 Little Lonsdale Street with a car mechanic premises with a large frontage setback in front of Exploration Lane. (Source: Halla 1966, SLV)

Henry Edmeades Tolhurst, architect

Henry Edmeades Tolhurst (1837-1902), architect, engineer and surveyor was employed as Town Clerk to the Borough of Eaglehawk near Bendigo. He obviously spanned many skills across local government as he also completed commissions for several public buildings in Bendigo and Eaglehawk before moving to Abbotsford. His next position was as city surveyor and engineer for the City of Collingwood. Whilst in this position he continued to practice as an architect and was responsible for extensions to St Joseph's church in Collingwood, a brewery in Victoria Street and a shoe factory in Stafford Street Collingwood. His commission for the Leitrim Hotel was commissioned by the Victoria Brewing Company to replace an earlier hotel of the same name.

PRECINCT DESCRIPTION

Little Lon Precinct 116-132 Little Lonsdale Street HO984

The existing Little Lon precinct includes properties between 116-132 Little Lonsdale Street. The expanded precinct includes places east and west of the existing precinct from 100-110 and 142-148 Little Lonsdale Street, Exploration Lane, Evans Lane and Bennetts Lane. The precinct is low rise and buildings are between two and three storeys. One place, the former Leitrim Hotel at 128 Little Lonsdale Street, has an individual HO and is on the VHR. Place types represented include residential, commercial, manufacturing, shops and a hotel. These range across several different building periods including Victorian, Edwardian and interwar, as well as contemporary infill places. The precinct includes several laneways that provide opportunities for additional views and building frontages mid-block.

Between Evans and Exploration Lanes

Three places between Evans and Exploration Lane have small site footprints and are of two storeys. These include the 1894 former brick shop and dwelling, flanked by two interwar commercial buildings also each of two storeys (Figure 11). Both have undergone some renovation to their facades and some windows have been replaced, however their scale is similar to that of no.102. No.8 Exploration Lane is a thirty-storey residential tower and is the one tall building within the precinct.

Between Exploration Lane and Davisons Place

This area is already partly in the Heritage Overlay and comprises several Victorian buildings of different eras, both early, mid and late Victorian. The 1862 former brick shop and residence at the corner of Exploration Lane retains much of its Victorian character with the splayed corner (Figure 8). The two houses at 120-122 Little Lonsdale Street are Victorian residences built c.1872 (Figure 9). No.124-126 is a converted interwar industrial building with the pilasters and parapet remaining of its original appearance. Windows have been replaced but its height of two storeys fits the scale of the precinct. The former Leitrim Hotel at 128-130, built in 1888, has an unusually intact and decorated stuccoed façade and is individually significant within the precinct. This three-storey building matches the scale of no.132, a red brick warehouse and factory built c1907 that forms a strong edge to Bennetts Lane and is able to be viewed in three dimensions.

From Bennetts Lane to Davisons Place the Little Lonsdale streetscape is also predominantly of face brick, comprising a two-storey residence and shop surrounded by single storey factory and warehouse. These buildings have all been converted to offices with an additional storey added to the roofline of no.134-144.

Evans Lane

Evans Lane gives access to the rear of the Exhibition Street buildings and the electricity supply substation adapted for this use in 1910. These buildings are of face red brick, of utilitarian design and feature concrete sills and lintels. The rear of buildings at 295-301, 303, and 305-307 Exhibition Street continue the material palette of red brick and cement render detail and are of one-three storeys. The rear of 303 Exhibition Street is more recently constructed than the neighbouring buildings.

Bennetts Lane

11-21 Bennetts Lane comprises a large brick interwar factory with additional floor added in roof glazing in 2006. The small two-storey gable roofed factory at 25 Bennetts Lane was constructed in 1915 (undergoing renovations in 2018). Bennetts Lane retains a low scaled industrial character despite the individual alterations to the former factories and their conversion to offices (Figure 10).

Exhibition Street

295-301 Exhibition Street comprises a two-storey building of 1936 with showroom on the ground floor and offices above. It retains much of this arrangement in its large ground floor openings, including a pair of single recessed entry doors to each end of the ground floor and a band of windows separated by brick pillars on the first floor. No.303 Exhibition Street is a narrow two storey Victorian shop with alterations to the ground floor. The rear has been rebuilt to the boundary of Evans Lane. No.305-307 Exhibition Street is a single storey shop that has been heavily modified but has a rear elevation that contributes to Evans Lane.



Figure 7. Little Lonsdale Street from corner of Davisons Place, with no.146-148 in foreground. (Source: Context 2017)



Figure 8. Little Lonsdale Street Precinct, from corner of Little Lonsdale and Exploration Lane. (Source: City of Melbourne 2018)



Figure 9. 120-122 Little Lonsdale Street, c1855 and in HO984. (Source: Context 2017)



Figure 10. Bennetts Lane looking north towards Little Lonsdale Street, 25 Bennetts Lane is in the foreground with the renovated factory complex of 23 and 11-21 in the distance. (Source: Context 2017)



Figure 11. 100-106 Little Lonsdale Street, part of the extension to HO984. (Source: Context 2017)



Figure 12. 1-3 Evans Lane, interwar factories converted to a substation. (Source: Context 2017)

INTEGRITY

The Little Lonsdale Street Precinct includes buildings and laneways and retains its fine-grained character with small allotments and a network of lanes. The current buildings represent the early to late Victorian, Edwardian and interwar periods with some contemporary adaptation of several former industrial buildings. The precinct comprises examples of residential, commercial and industrial buildings, some converted to commercial offices. The laneway network of Evans, Exploration, Bennetts Lanes and Davisons Place is still evident and dates from before 1895. Several places including 1-3 Evans Lane, 120-122 and 128-130 Little Lonsdale Street are little changed, whereas other adapted buildings are still legible and maintain a low rise scale up to two-storeys. The whole precinct still retains its identity as a mixed-use precinct.

COMPARATIVE ANALYSIS

Precincts with laneways and small streets

The city's lanes are places of intimate and rich urbane experiences, offering a diversity of choice from bustling and congested social places to sanctuaries of quiet solitude. The laneway's locations, orientations and widths serve as tangible markers to a changing urban morphology and public space network, which has resulted from the subdivision or consolidation of land within the Hoddle blocks, while their names provide enticing clues to former land uses, businesses, owners or notable people in the city's history. The city's small streets reflect their more restrictive fire regulations with a smaller scale of building evident.

Guildford and Hardware Lanesways Precinct (HO1205)

The Guildford and Hardware Lanes Precinct comprises a nineteenth century laneway network within the larger street layout of the Hoddle Grid. It reflects the development of warehouses and businesses that congregated out of the retail core in the late nineteenth century. The precinct is significant for its distinctive streetscapes with diverse architecture, narrow footprints and dominant materials of red brick, stucco and bluestone.

Bank Place Heritage Precinct (HO503)

Bank Place is an urban precinct associated with the development of the Melbourne financial and legal district. It contains a visually cohesive group of distinctive architectural forms clustered around the early street, Bank Place. Many of the important architectural styles from nineteenth and early twentieth century Melbourne are represented in the precinct. The short street and its built enclosure at each end, including the important terminal view to Normanby Chambers, provide a distinctive scale. Unusual for its enclosure, architectural diversity and cohesive scale, Bank Place is a high-quality central city precinct from the nineteenth and early twentieth centuries.

Drewery Lane Precinct (Interim HO1290)

The Drewery Lane Precinct comprises places linked to the tobacco industry of Snider and Abrahams, a dense laneway network with commercial and manufacturing premises. It contains examples of three buildings by Nahum Barnet and one technically significant and early reinforced concrete warehouse.

The street frontages comprise diverse buildings from the Victorian, Edwardian and interwar periods, some with high integrity.

The Little Lonsdale Street Precinct includes places and laneways that represent the history, use and activities from the early Victorian era to contemporary times. These places add to the understanding of the area and are complementary to the existing Heritage Overlay. The Little Lonsdale Street Precinct has very similar attributes to the precincts described, including small scale buildings and a dense network of lanes serving property frontages. Many of the buildings complement each other visually through the widespread use of face red brick and rendered surfaces.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
✓	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

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

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

PRECINCT CATEGORY SCHEDULE

CoM Property ID	Number	Street	Grading
101021	11-21	Bennetts Lane	Contributory
101022	23	Bennetts Lane	Contributory
103590	1-3	Evans Lane	Contributory
106056	2-14	Exploration Lane	Non-contributory
103610	295-301	Exhibition Street	Contributory
103611	303	Exhibition Street (Evans Lane frontage)	Contributory
103612	305-307	Exhibition Street (Evans Lane frontage)	Contributory
106059	100	Little Lonsdale Street	Contributory
106058	102-104	Little Lonsdale Street	Contributory
106057	106	Little Lonsdale Street	Contributory
106055	116-118	Little Lonsdale Street	Contributory
106054	120-122	Little Lonsdale Street	Significant (HO1296)
106053	124-126	Little Lonsdale Street	Contributory
106052	128-130	Little Lonsdale Street	Significant (VHR H2422, HO989)
106051	132	Little Lonsdale Street	Contributory
106050	134-144	Little Lonsdale Street	Contributory
106049	146-148	Little Lonsdale Street	Contributory

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STATEMENT OF SIGNIFICANCE

Heritage Place: Little Lonsdale Street Precinct

PS ref no: [Interim HOHO1297](#)



What is significant?

The Little Lonsdale Precinct including 100-148 Little Lonsdale Street, 11-23 Bennetts Lane, 1-3 Evans Lane, 295-301 Exhibition Street, the rear of 303-307 Exhibition Street, 2-14 Exploration Lane, Bennetts Lane, Exploration Lane and Evans Lane, Melbourne, [is significant](#).

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

- The commercial and warehouse buildings constructed from c1840s to c1936, as shown on the precinct map-
- The overall consistency of building form (two- to three-story scale)-
- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar residential, commercial and industrial buildings, and the key features and original detailing characteristic of their respective styles and typologies-

- The industrial streetscapes throughout the fine grain network of laneways comprising Bennetts, Evans and Exploration lanes and Davisons Place.

The buildings at ~~11-21 and 23 Bennetts Lane~~, 1-3 Evans Lane, 295-301 Exhibition Street, and 100, 102-104, ~~106~~, 116-118, 124-126, 132, ~~134-144~~ and 146-148 Little Lonsdale Street are contributory. The Evans Lane frontages of 303 and 305-307 Exhibition Street are also contributory. [The contributory fabric of 142-144 Little Lonsdale Street is limited to the street facade.](#)

The buildings at 120-122 and 128-130 Little Lonsdale Street are significant.

Non-original alterations and additions to the contributory buildings are not significant.

The buildings at 2-14 Exploration Lane, [106 and 134-140 Little Lonsdale Street and 11-21 and 23 Bennetts Lane](#) are ~~is~~ non-contributory to the precinct.

How it is significant?

The Little Lonsdale Street Precinct is of local historic, representative, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

The Little Lonsdale precinct is historically significant for its demonstration of less salubrious 'fringe' areas in the central city, and as a working-class residential precinct for mostly Irish immigrants who had settled by the late 1840s and early 1850s in an area referred to as 'Little Lon' (Little Lonsdale Street bounded by Spring Street, Exhibition Street, La Trobe Street and Lonsdale Street). The Little Lonsdale Street Precinct is historically significant for its association with phases of migration, firstly by the Irish, and later by the Chinese, Germans, Jews, Lebanese and Italians who were part of a later wave of migration after the 1890s depression, often working as hawkers, small traders, or in the case of the Chinese, cabinetmakers and laundrymen. (Criterion A)

The Little Lonsdale Street Precinct demonstrates changing functions in the central city from residential to manufacturing and commercial use, workshops, small factories and shops. Following the razing of the area east of Exhibition Street the Little Lonsdale Street Precinct is significant as a remnant of the vibrant and complex community that evolved in the area from the 1840s. (Criterion A)

The Little Lonsdale Street Precinct is significant for its evidence of at least three phases of development from the 1870s to the 1940s. The Victorian era is represented by buildings at 102, 116, 120 and 146-148 Little Lonsdale Street and includes the Leitrim Hotel at 128 Little Lonsdale Street designed by Henry E Tolhurst. Edwardian factories and small warehouses are at ~~11-21 and 23 Bennetts Lane~~, 1 Evans Lane, 132 ~~and 134~~ Little Lonsdale Street and the rear of no. 146-148 Little Lonsdale Street. The interwar period is represented by commercial buildings at 100 ~~and 106~~, 124 Little Lonsdale Street, [and the remaining original façade elements of 142-144 Little Lonsdale Street](#). (Criterion D)

The Little Lonsdale Street Precinct is aesthetically significant for the combination of low-scale two to three storey buildings on both Little Lonsdale Street and within its laneway network. The buildings of the precinct generally complement each other through the use of predominantly red brick and stucco materials. The Little Lonsdale Street Precinct demonstrates a high level of integrity, particularly in the

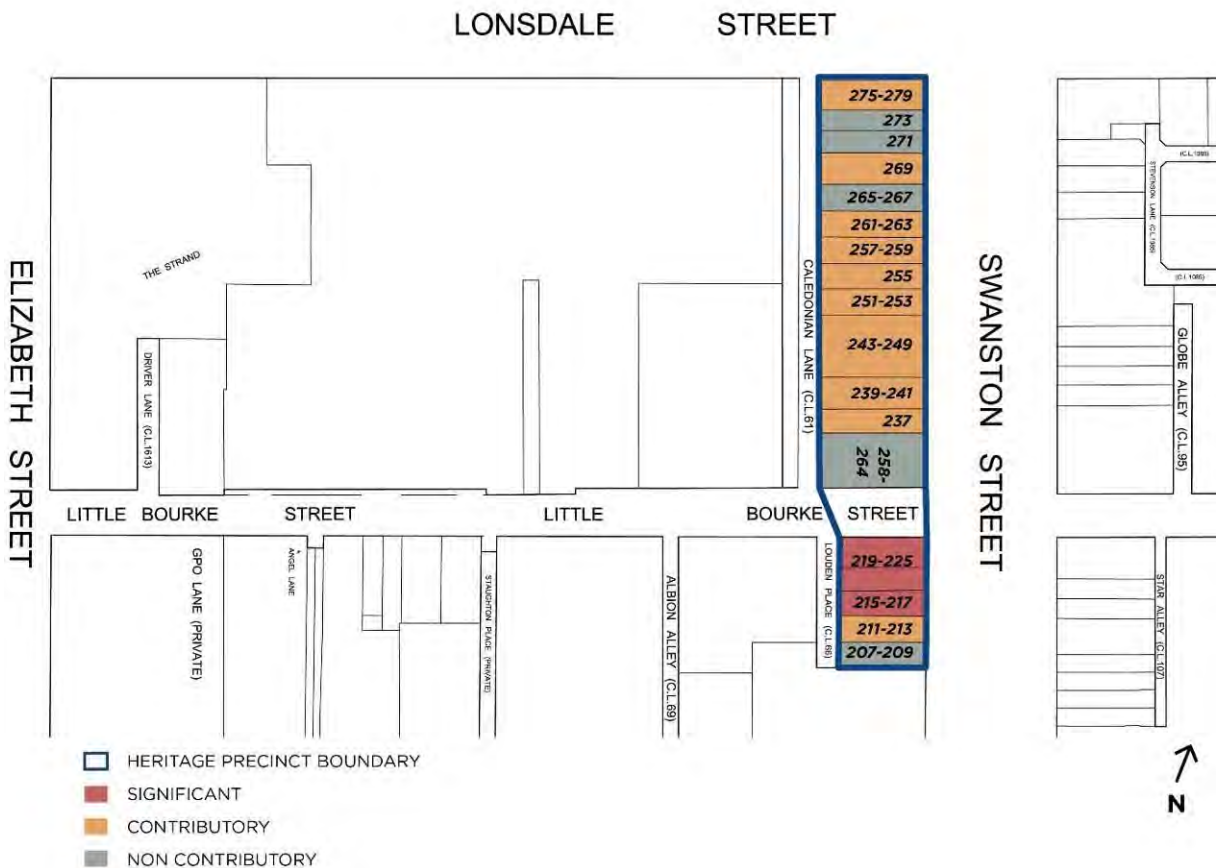
core group of buildings between 116 and 132 Little Lonsdale, and these are supported by the others of similar scale and materials. Evans Lane is aesthetically significant for the highly intact substation at 1 Evans Lane and the rear of the properties between 295 and 307 Exhibition Street that border it. Bennetts Lane frames views to the south of the Wesley church spire. The highly decorative Leitrim Hotel with intact stucco façade is of individual aesthetic significance. (Criterion E)

Part of the precinct is associated with King O'Malley (1858-1953), a North American politician who rose through the Australian Labor Party ranks to become minister for home affairs, a prominent advocate against conscription and supporter of women's rights. (Criterion H)

Primary source

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

PRECINCT NAME	Swanston Street North Precinct
STREET ADDRESS	207-279 Swanston Street and 258-264 Little Bourke Street
PROPERTY ID	Refer schedule



SURVEY DATE: January 2018

SURVEY BY: Context

HERITAGE INVENTORY Refer to schedule**EXISTING HERITAGE OVERLAY** VHR H0390, HO1291 (215-217 Swanston Street)
HO749 (219-225 Swanston Street)**PLACE TYPE** Heritage Precinct**MAJOR CONSTRUCTION PHASE** 1900-1930 with some earlier places**PERIOD OF DEVELOPMENT** Victorian Period (1851-1901)**ASSOCIATION WITH BUILDER OR ARCHITECT** A A Fritsch
R G Webb

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre

LAND USE

HISTORIC LAND USE			
Archaeological block no: 13		Inventory no: 170-186	
Character of Occupation: Commercial			
207-209 Swanston Street	H7822-1486	261-263 Swanston Street	H7822-1299
219-225 Swanston Street	H7822-1489	265-267 Swanston Street	H7822-1300
239-241 Swanston Street	H7822-1294	269 Swanston Street	H7822-1301
243-249 Swanston Street	H7822-1295	271 Swanston Street	H7822-1302
255 Swanston Street	H7822-1297	273 Swanston Street	H7822-1303
257-259 Swanston Street	H7822-1298		
THEMATIC MAPPING AND LANDUSE			
1890s		Commercial	
1920s		Commercial	
1960s		Commercial	

RECOMMENDATIONS

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

Extent of overlay Refer to map

SUMMARY

The Swanston Street North Precinct comprises a streetscape of small scaled nineteenth and early twentieth century buildings of two and three storeys between Lonsdale Street and extending south of Little Bourke Street. The precinct includes the rear of the buildings on Caledonian Lane and Loudon Place. The buildings within the precinct express the architectural character of the period particularly in the upper floors which have a good level of integrity. The precinct includes eleven sites that are on the Victorian Heritage Inventory and one place, the former ES&A Bank at 225 Swanston Street, is on the Victorian Heritage Register.

HISTORY

Historical context

This Hoddle Grid precinct occupies part of the traditional land of the Kulin Nations. Whilst this study has not mapped any particular Aboriginal sites within the area of the Swanston Street North Precinct, this does not mean that none exist and future archaeological investigation has the potential to reveal evidence of pre-colonial Aboriginal occupation.

Distinctive land use precincts had emerged within the city centre by the early 1840s, and within this pattern Miles Lewis has noted that precincts:

remained little changed into the 20th century and... survive today – mercantile and warehousing activity near the Pool [of the Yarra River] and the wharves, banking in central Collins Street, the retailing heart between Swanston and Elizabeth Streets, the medical precinct in the vicinity of Dr...Howitt's house in Collins Street East, and so on (Lewis 1994:22).

As Melbourne's population increased, retail activity moved east to the central zone, close to both supplies provided at the port and to demand from residential areas to the north and east. The central area provided an even grade, particularly suitable for high volumes of pedestrians (MPS:86).

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the east and the General Post Office to the west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail activities further east. Arcades were a feature of the city centre, particularly from the 1870s when pressure on land led to the intensive development of the commercial centre (MPS:86).

The Post Office, originally established on its site in 1841, was completely rebuilt from 1859 to reflect the growing wealth and status of the city, and progressively enlarged up to 1907. As the principal provider for communication in the nineteenth and much of the twentieth centuries, it played a significant role in the development of Melbourne's commercial and mercantile life, as well as providing an important social focus for the town.

With the economic boom of the 1880s, the 1880s–1890s was a decade of significant expansion in Melbourne. Investment funds poured in from Britain, imposing buildings were constructed, and speculation reached fever pitch in land, houses, offices and shops (Marsden 2000:28). As Graeme Davison states, commercial Melbourne extravagantly asserted 'her wealth in stucco and stone' (cited in Marsden 2000:28).

Suburban retailing increased towards the end of the 1880s as greater Melbourne's population approached 280,000 and tramlines transported shoppers to suburban shops, and conversely, from the suburbs to the city (Young and Spearritt 2008).

Development slowed during the economic depression of the 1890s, only recovering with the revival of immigration in the first decades of the twentieth century. Although affected by World War One in the period 1914-1918, by the end of the 1920s, Melbourne's population had reached one million people. In the first decades of the twentieth century, the last residents moved out of the city to the new suburbs, with the service and financial sectors rapidly taking up city properties (Marsden 2000:29-30).

Development in the city slowed with the widespread economic depression of the late 1920s and early 1930s. Because of a lack of finance over this period, instead of new construction, some city buildings were substantially remodelled to create new commercial spaces.

Miles Lewis writes that after World War Two (1939-1945) modernism became a permanent part of Australian architecture, with only a small number of buildings built in traditional historic styles. Although few buildings were constructed in the city in the 1940s, almost all those that were adopted modernism as the preferred aesthetic (Lewis 2012:185).

These aforementioned phases of historical development can be traced in the landscape of central Melbourne's retail and office precinct today:

Architectural style and innovation in design, materials and building engineering, were hallmarks of many of the buildings erected in this precinct over several decades. As the centre for the major retailers and head offices of many companies, the buildings were expected to demonstrate the commercial pre-eminence of their owners. The diversity of styles including the Boom period, classical revivals, art nouveau, commercial gothic, modern, art deco and the Chicago Styles, display individual brilliance within a highly structured streetscape approach.

A prominent component of the physical form of the precinct is the density of lanes and arcades providing intimate and protected shopping venues. These set Melbourne's retail centre apart from other Australian capital cities. The shape of Melbourne's grid resulted in subdivision into long thin parcels oriented north-south. The logical mechanism for an increase in commercial 'frontage' was the creation of north-south access-ways...

Distinctive, low scale streetscapes have developed in each of the streets of the retail core - Bourke, Collins, Little Collins, Elizabeth and Swanston Streets. Tightly connected and abutting the adjoining Flinders Lane and Flinders Street precinct, this central region of Melbourne is the most extensive collection of pre Second World War building stock in the city grid (MPS:86, 88).

Precinct history

Swanston Street was named after Captain Charles Swanston, founder of Tasmania's Derwent Bank and leader of the Port Phillip Association (RHSV). Swanston purchased land in Swanston Street in the first Melbourne land sale of 1837.

The subject precinct is located on Crown Allotments 9, 10 and 11, Section 21, City of Melbourne. In 1866, allotment 9 was owned by Charles Driver, and allotments 10 and 11 by Rev James Clow (*Plan of Melbourne* 1866). In 1873, the allotments owned by Clow, by that year subdivided and featuring commercial premises (including land in the subject precinct at today's 209-275 Swanston Street), were put up for auction (Figure 1).

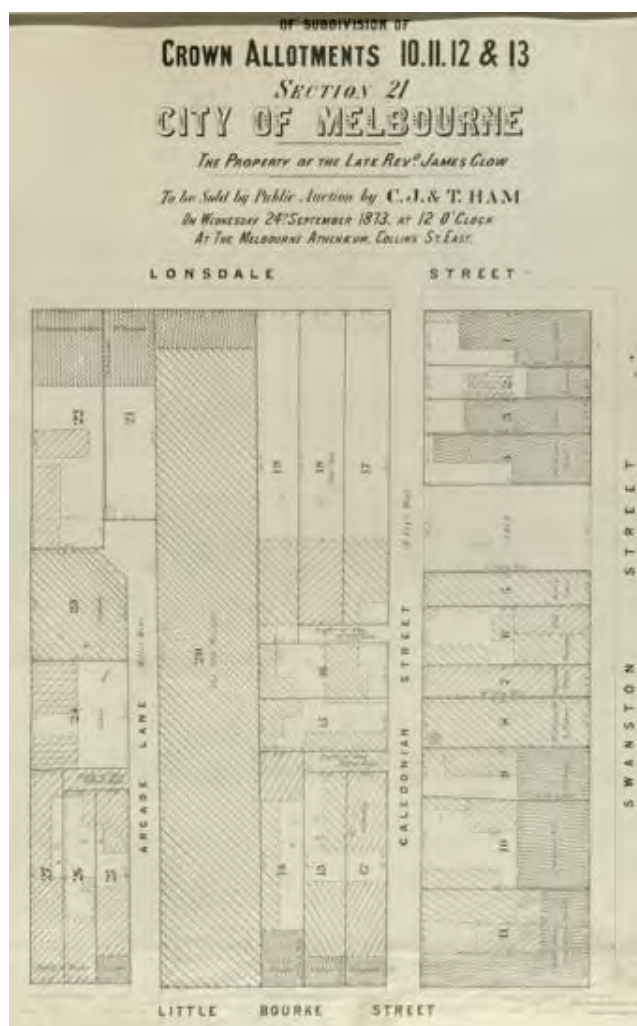


Figure 1. Plan of Rev James Clow's property, 1873. (Source: DeGruchy 1873, SLV)

The buildings that make up the precinct exhibit distinct styles that mark the main phases of development in the city's retail and office development. Some histories of individual buildings are provided below and grouped into phases to illustrate their development.

Victorian buildings

Victorian era (1840-1900) buildings exist at 215-217, 239-241 and 243-249 Swanston Street. The two-and three-storey brick buildings reflect the common practice of the era whereby commercial premises were constructed to house retail outlets at ground level with residences and workspaces for the business-owners provided on floors above.

The two-storey building at 215-217 Swanston Street is an early Victorian building constructed in 1856, likely as part of a row of shops (Figure 2). It was occupied by W Davis and Co in that year (Fels, Lavelle and Mider 1993, Inventory no 488). In 1870, J F Mullarky advertised that he had 'enlarged and fitted up' premises at 133 (today's 215-217) Swanston Street. Called 'Commercial House' by Mullarky, he used the building to house his millinery, drapery and outfitting business (*Advocate* 24 December 1870:2). George Swanston was the owner of the building in 1880 (Fels, Lavelle and Mider

1993, Inventory no 488). In 1888, the building accommodated M J Scully's bootery and hosiery business (Mahlstedt Map no 8, 1888).



Figure 2. A group of two-storey brick shops and residences in Swanston Street, c1860. 215-217 Swanston Street is likely the third building from the left. (Source: Melbourne Heritage Action 2015)

The three-storey building at 243-249 Swanston Street (formerly 147 and 149 Swanston Street) was constructed in 1876. In February 1876 a fire broke out at a basket shop then addressed as 149 Swanston Street, and spread to adjacent properties at numbers 147 and 151-155. The shop at 149 Swanston Street was completely destroyed, and extensive damage was caused to the adjoining premises (*Illustrated Australian News* 23 February 1876:22). A new building was erected on the subject site in 1876, and in January 1877 'shops and showrooms' were advertised for lease at 147 and 149 (today's 243-249) Swanston Street by owners C J and T Ham (*Argus* 15 January 1877:8). In 1888, the building housed J Gerson, fancy goods; L S Blair and Co, decorators; and A P Scott, bookseller (Mahlstedt Map no 8, 1888) (Figure 4).

From c1878, the retail and manufacturing business of the Victoria Furniture Company operated from the subject site at 239-341 Swanston Street (*Argus* 10 March 1880:2). Housing the same business, a three-storey building at 239-241 Swanston Street was in existence by 1880 (Fels, Lavelle and Mider 1993, Inventory no 294). In March 1888, the building was occupied by Simpson and Abraham furniture dealers, who had re-located their furniture warehouse from the site of today's 255 Swanston Street (*Age* 27 March 1888:8) (Figure 4).

Edwardian buildings

Edwardian era (1900-1915) buildings exist at 237, 251-253, 255, 257-259 and 269 Swanston Street. These buildings reflect the growth of the retail and service sector in the city centre as public transport networks were established and residents moved to newly created suburbs nearby.

In the late 1890s, Morris, Swift and Co sold drapery, clothing, suits, and waterproofs from premises in Swanston Street. In May 1912, the firm, by then known as Swift and Rothberg, drapers, furnishers, outfitters and tailors, opened new show rooms and a furniture warehouse at 257 -259 Swanston Street. Designed by architect R G Webb and constructed by builder J J Oliver, an upper storey was placed over the existing two shops, which were 'modernised' with a 'handsome show window, kauri fittings and metal ceilings' (Figure 3) (Herald 30 May 1912:3).



Figure 3. 257-259 Swanston Street in 1912. (Source: *Herald* 30 May 1912:3).

In 1918, architect A A Fritsch invited tenders for alterations to a brick shop at 255 Swanston Street (*Herald* 11 April 1918:12). Tyre manufacturers and repairers, Economic Rubber Works, occupied the building in January 1920, and in 1929, Coles Book Arcade moved from 250 Collins Street to the premises (Figure 4) (*Argus* 31 January 1920:5; *Age* 11 May 1929:4).



Figure 4. A view of the west side of Swanston Street, between Little Bourke and Lonsdale streets, c1930-40, showing, in rectangle from left, 237 Swanston Street; T Roper Surgical Appliances 239-241 Swanston Street; Arthur J. Veall's Electrical Radio Stores 243-249 Swanston Street; Langsford Personality Clothes 251-253 Swanston Street, and Cole's Book Arcade 255 Swanston Street. (Source: Crothers c1930-1940, SLV)

The three-storey brick building at 237 Swanston Street was built in 1919 for the Junction Motorcycle Exchange. The business notified customers in December 1919 that it was moving in early 1920 from 209 Swanston Street to 'fine Three-Stories Premises, built to our specifications', incorporating showrooms, shop, offices, storerooms and factory 'all under one roof' at 237 Swanston Street (*Herald* 22 December 1919:5). In 1930, the building was occupied by W Morgan and Co, tent and blind makers (S&Mc 1930). An image of the building in c1930-40 can be seen in Figure 4.

Interwar buildings

Interwar (1916-1939) buildings exist at 207-209, 211-213 and 275-279 Swanston Street. The buildings were designed, some by architects, to combine retail businesses at ground level with floors for offices and workshops above, reflecting the continued demand for office and work space in the city centre by the growing service sector.

After purchasing a two-storey Victorian building at 211-213 Swanston Street in 1918, P H McElroy moved his Homecraft toy shop to the premises in December of that year (*Argus* 20 December 1918:6). Wireless firm, Homecrafts Pty Ltd, operated from the premises at 211-213 Swanston Street in 1927, and it is likely that the current building was constructed around this time for Homecrafts Pty Ltd (*Table Talk* 26 May 1927:1). An image of the building in c1950 can be seen in Figure 5.



Figure 5. Showing the three-storey buildings at 207-209 Swanston Street occupied by Roger David and 211-213 Swanston Street occupied by Homecrafts c1950. (Source: Strizic c1950-c1980, SLV)

The J P Jones building at 207-209 Swanston Street was constructed in 1933 for the then Victorian Minister for Public Works, J P Jones. After purchasing the site in 1918, Jones demolished the existing two-storey building at 207-209 Swanston Street and a new four-storey building was constructed, with provision for another three-storeys if required, at a cost of £10,000. Concerned about the prevailing unemployment caused by the economic depression of the late 1920s and early 1930s, and in his role of deputy-chairman of the State Employment Council, Jones took on the project to provide employment and thereby 'give a lead to others'. Constructed substantially of reinforced concrete and steel with concrete block floors and designed by Melbourne architects Oakley and Parkes, the building incorporated tapestry bricks and cast stone in the façade, reflecting the Equity Building in Bourke Street. Jones used the building at 207-209 Swanston Street to house his tailoring business (*Argus* 27 February 1933:6; *Age* 28 February 1933:12). An image of the building in the 1930s can be seen in Figure 6 and in c1950 in Figure 5.



Figure 6. The J P Jones building at 207-209 Swanston Street can be seen on the far right in an image taken in the 1930s. (Source: Commercial Photographic Company c1930-c1939, SLV)

The building at 275-279 Swanston Street was originally known as Coreglia House. The building was designed with six storeys by architect Augustus Andrew Fritsch to the order of Messrs Pellegrini and Co for the Catholic church and constructed in 1926. Perhaps due to the economic depression of the time the building only reached two storeys. Constructed of reinforced concrete, Coreglia House incorporated ground floor shop frontages and upper storey accommodation for offices and clubrooms (Fritsch 1890-1920, SLV; *West Australian* 17 July 1926:9).



Figure 7. A drawing for Coreglia House at 275-279 Swanston Street by architect A A Fritsch, c1926. (Source: Fritsch 1890-1920, SLV)



Figure 8. Coreglia House, at Myersons Corner, 275-279 Swanston Street, c1900-1927. (Source: Melbourne Heritage Action)

The National Bank of Australasia Limited purchased Coreglia House, a two-storey building with basement, in March 1937. Occupied by Myerson tailors and two other tenants in that year, a newspaper report of the day announced that the building was to be altered to house the bank branch office then located in the Tattersalls Buildings at 250 Swanston Street. The National Bank commenced operations from 275-279 Swanston Street on 18 October 1937 (*Argus* 25 March 1937:14; *Argus* 15 October 1937:1).

PRECINCT DESCRIPTION

The Swanston Street North Precinct comprises a row of two to three storey commercial buildings on the west side of the street between Lonsdale Street and 207-209 Swanston Street (Figure 9). It is predominantly a streetscape of fine grain buildings on small allotments with Caledonian Lane and Loudon Place at the rear. As one of Melbourne's main shopping streets and transport routes Swanston Street has undergone many streetscape changes including widening and paving of the footpaths in bluestone and new tram stops. London plane trees of approximately two storeys in height line the street. Cantilevered verandahs are continuous along the street but are not consistent in height or design. The Swanston Street North Precinct is low-rise and comprises a series of small buildings that are part of the pre-World War Two city.



Figure 9. Swanston Street North Precinct, viewed from north. (Source: City of Melbourne 2018)

Swanston Street

219-225 Swanston Street, the former ES&A Bank is on the Victorian Heritage Register (H0390) and the Heritage Overlay (HO749) as a notable example of the Greek Revival style from a design by Henry Hare. Built in freestone it is a prominent building with interwar classical facades to both Swanston and Little Bourke Streets.

215-217 Swanston Street retains its small two storey scale, commensurate with its early date of construction, and is recognisable from the c1860 photograph (Figs 2 & 10). The upper floor is relatively unchanged with its pair of windows with aedicules and corbelled brackets flanked by a pair of pilasters.



Figure 10. 215-217 Swanston Street, constructed pre 1860 (Source: Context 2017).

The three storey 211-213 Swanston Street remains with its interwar classical revival façade with large square steel framed windows to the two upper floors. 209 Swanston Street has been comprehensively refaced but retains the same three storey scale (Figure 5).

On the opposite corner to 219-225 Swanston Street is 258-264 Little Bourke Street, a twelve storey 1961 development for the State Savings Bank of Victoria by Meldrum and Partners architects and refurbished in 1991 and subdivided in 2002. From this building to the corner of Lonsdale Street, the scale of development is consistent at two to three storeys. This building is noted as one of the ‘most intact examples of its type in the Melbourne CBD’ (Built Heritage, 2008:267). Alterations have now changed the appearance of the side wall with additional windows. This place is due for assessment as an individual place in the next stage of the Hoddle Grid Heritage Review.

The narrow three storey building at 237 Swanston Street from 1919 exists in recognisable form on the upper two floors, with its distinctive curved and flat top parapet and row of three windows to each level. The adjacent building at 239 Swanston survives as a three-storey relatively plain Victorian stucco façade with a pair of small windows to each upper floor and a balustraded parapet (Figure 4).



Figure 11. 243-249 Swanston Street with its added glazed balcony. (Source: Context 2017).

243-249 Swanston Street is an eight-bayed Victorian commercial building of three floors with an articulated classical revival front. It survives in its entirety behind a first-floor glazed balcony. The two floors of arch-headed windows are framed with mouldings, keystones and string courses. A simple parapet with string mouldings has a central circular motif that also survives (Figures 4 and Figure 12).



Figure 12. 243-259 Swanston Street. (Source: Context 2017).

251-253 Swanston Street is a two storey Edwardian building with rather austere classical detail, a plain parapet and a pair of windows to the upper floor. It is quite legible as is the adjacent similarly scaled 255 Swanston Street dating from 1918 and designed by notable architect A A Fritsch. This building has distinctive ashlar incised lines in the stucco to part of the upper floor and a large arch-headed central window formerly divided into four panes with top lights. The parapet has a central raised section for lettered signs (Figure 4).

The pair of two storey shops at 257-259 Swanton Street by architect R G Webb is notable for its elaborate upper floor with pilasters surmounted by urns (now missing) and flamboyant parapets with triangular pediments. A pair of beautiful large arch-headed windows occupy much of the upper floor and are flanked by pilasters. Part of the window frames may survive (Figure 3, Figure 12).

261-263 Swanston street is a contemporary building. No.269 and 271 are both two-storey shops with alterations to their upper floor facades. No.269 retains some of its Edwardian detail in the stuccoed quoins to the windows however the central window projecting window appears to be significantly modified. No.271 has a modified façade although the pair of windows suggest a late Victorian period for its construction as does no.273.

275-279 Swanston Street, formerly Coreglia House by A A Fritsch is a smaller version of a grand interwar development was heavily modified in 1937 for the National Bank. The original design is recognisable insofar as its two-storey scale survives as does the paired windows. Distinctive steel framed windows and parapet mouldings in stucco have been removed and the cantilevered verandahs along Lonsdale Street and Swanston Street no longer exist (Figure 7, Figure 8).

Laneways

Caledonian Lane retains its historical connections to the east side only, with the west side redeveloped as the Emporium. From 237-279 Swanston Street the backs of the buildings on Caledonian Lane are evident as two and three storey brick facades with small windows and flat or gabled roofs (Figure 13). The rear of no.273 is notable for its small scale, arched opening, bluestone loading threshold and circular vent to the brick gable. Adjacent at no.271 remnants of a bluestone wall are visible. Caledonian Lane retains its pedestrian function and gives views of buildings of heritage value. Caledonian Lane was in existence by 1895 but widened and altered as part of the development of the Emporium development in 2010-2013. Louden Place behind 207-225 Swanston Street also displays the rear of buildings but the buildings have been increased in height and have been altered. Only no.215-217 retains its two-storey scale. Louden Place abuts the heritage place at 219-225 Swanston Street (former ES&A Bank).

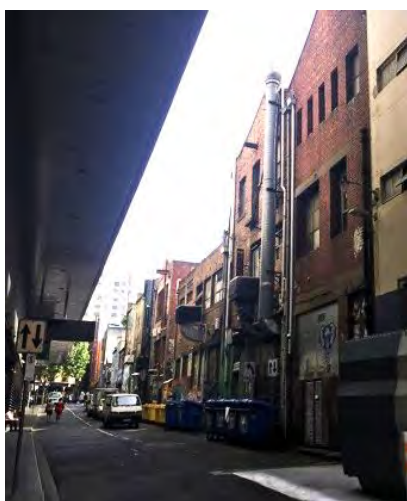


Figure 13. Caledonian Lane, showing the rear of properties from 237 – 279 Swanston Street. (Source: Context 2017).

INTEGRITY

The Swanston Street North Precinct retains its height and footprint from pre-1930 and a remarkable number of buildings of two and three stories remain. From 237–269 Swanston Street the (with the exception of no.261), there is considerable integrity in the upper floors and the buildings are highly legible. More changes have occurred between 271-279, however these buildings retain their pre-1930 scale and some remnants of their design origins. From 211-225 Swanston Street a similar degree of integrity is displayed in the upper floors.

All the ground floor shopfronts have been replaced and there is a low degree of integrity at the street level. There are multiple advertising signs at street level, on the verandahs and above. The glazed balcony at 243-249 Swanston Street is an alteration that appears reversible and would benefit the street frontage of this impressive building.

Caledonian Place, north of Little Bourke Street is a more intact laneway than Louden Place that leads south of Little Bourke Street. Louden Place has been shortened by the development of the large hotel south of 209 Swanston Street and not included in the precinct.

COMPARATIVE ANALYSIS

Other retail precincts

The retail core of the Hoddle Grid is the pedestrian focus for the city and includes a high proportion of buildings of low to moderate scale. Characteristics of the retail core include the relatively consistent scale, a complexity of building design adding a richness to the streetscapes and a network of laneways and arcades encouraging pedestrian activity.

Groupings of low-rise retail and other commercial premises are found in the following precincts:

Bourke Hill Precinct (HO500)

Within the city centre the Bourke Hill Precinct is one of the best demonstrations of small-scale, mixed-use buildings, including some particularly early examples, with the period of significance defined as 1837-1914.

Little Bourke Street Precinct (HO507)

Much of the building stock in the Little Bourke Street Precinct is low scale with the principal period of development being 1850s-1920s.

309-325 Swanston Street (HO1081)

A row of seven two storey rendered brick shops of two storeys that are noted as early construction pre-1860. These places are included within a broader precinct for Swanston Street North Precinct assessed as part of the Hoddle Grid Heritage Review.

The Block Precinct (HO502)

The historic character of the precinct as a retail area is characterised by a large number of buildings from the late Victorian and early 20th century periods and by the network of arcade shopping. The commercial and retail buildings range largely between the 1900-1940 period.

Post Office Precinct (HO509)

The traditional character of this precinct is as a major retail centre derived from the scale, form and appearance of the buildings constructed before the World War Two, and of the surviving 19th century buildings.

245-269 Elizabeth Street (HO618)

The buildings between 245-269 Elizabeth Street comprise a row of retail and commercial premises dating from 1897 to 1915. They have been assessed to be of local significance in the Guildford and Hardware Lane Heritage Study (Lovell Chen, 2017).

Swanston Street North Precinct is a low scaled retail precinct that has survived redevelopment and consolidation of its small sites. Like most other central city precincts, the development era spans a wide range, with the key feature being that the places represent the period before high rise buildings. Swanston Street North Precinct spans the period from pre1860 to the 1930s, a range that is also evident in other precincts. This precinct complements others in the retail core and supports the low rise and highly pedestrianised area of the city. Like the Bourke Hill Precinct it retains an early building (215-217 Swanston Street) within examples of other periods and styles. Caledonian Lane, despite its alterations still retains its through access and view lines, contributing to the importance of laneways across the city centre.

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 a Heritage Precinct.

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

PRECINCT CATEGORY SCHEDULE

CoM Property ID	Number	Street	Grading
109289	258-264	Little Bourke Street	Non-contributory
109285	207-209	Swanston Street	Non-contributory
109286	211-213	Swanston Street	Contributory
109287	215-217	Swanston Street	Significant (HO1291)
109288	219-225	Swanston Street	Significant (HO749, VHR H0390)
109290	237	Swanston Street	Contributory
109291	239-241	Swanston Street	Contributory
109292	243-249	Swanston Street	Contributory
109293	251-253	Swanston Street	Contributory
109294	255	Swanston Street	Contributory
109295	257-259	Swanston Street	Contributory
109296	261-263	Swanston Street	Contributory
109297	265-267	Swanston Street	Non-contributory
109298	269	Swanston Street	Contributory
109299	271	Swanston Street	Non-contributory
109300	273	Swanston Street	Non-contributory
109301	275-279	Swanston Street	Contributory

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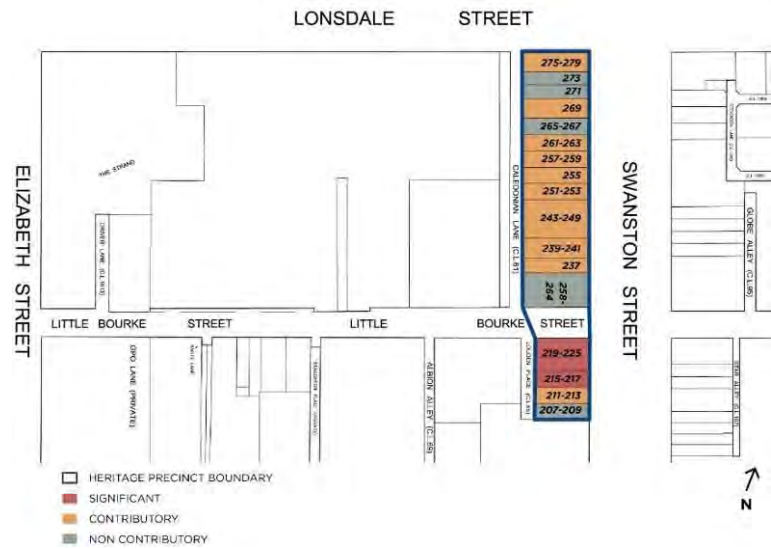
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STATEMENT OF SIGNIFICANCE

Heritage Place: Swanston Street North Precinct

PS ref no: [Interim HOHO1288](#)

**What is significant?**

The Swanston Street North Precinct comprising small scale commercial buildings between 207-279 Swanston Street and 258-264 Little Bourke Street.

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

- The small scale commercial buildings constructed from c1856 to c1926, as shown on the precinct map-
- The pattern of development in the precinct which comprises a mixed streetscape of Victorian, Federation and interwar commercial buildings, and the key features and original detailing characteristic of their respective styles-
- The overall consistency of built form (two- to three-storey wall heights), materials and detailing (masonry construction, stucco detailing), and siting (consistent low-rise, narrow allotments)-
- The laneway rear aspects of the buildings, particularly those on Caledonian Lane.

The buildings at 211-213, 237, 239-241, 243-249, 251-253, 255, 257-259, 261-263, 269 and 275-279 Swanston Street are contributory.

The buildings at 215-217 and 219-225 Swanston Street are significant.

Non-original alterations and additions to the Contributory buildings, including all ground floor shop fronts and the glazed balcony at 243-249 Swanston Street, are not significant.

The buildings at 207-209, 258-264, 265-267, 271 and 273 Swanston Street are non-contributory to the precinct.

How it is significant?

The Swanston Street North Precinct is of local historic, representative and aesthetic significance.

Why it is significant?

The Swanston Street North Precinct is within the retail area of the central city. The Swanston Street North Precinct demonstrates the predominant land use of retailing that was established quite early in the development of the central city between Swanston and Elizabeth Streets. (Criterion A)

Historically the Swanston Street North Precinct is significant for its demonstration of retailing from pre-1860 to c1930, including drapers, clothing outfitters, tailors, furniture dealers, booksellers, (including Coles Book Arcade), canvas manufacturers, homecrafts and a 'motorcycle exchange'. These uses are evident in the individual buildings, the streetscape, laneways and documentary evidence in plans and photographs. Historically the Swanston Street North Precinct demonstrates the small allotment size that was created by the small subdivision patterns of the 1870s and 1880s and that established the urban density of the Hoddle Grid until the 1950s. (Criterion A)

No 275-279 Swanston Street is historically significant as the former Coreglia House, developed by the Catholic Church as office accommodation and clubrooms as well as ground floor retailing. No.215-217 Swanston Street is significant for its early date of construction of 1856, a relatively rare pre-1860 place to survive within the Hoddle Grid study area. (Criterion A)

The Swanston Street North Precinct demonstrates a commercial building morphology of two to three storeys. This built form was evident from the 1850s through to the 1920s, despite changes in building construction and technology that allowed building heights of up to 40 metres from 1912. The particular characteristics of this low scale building form include masonry street walls generally faced with stucco at the front, a regular pattern of small windows, parapets that disguise the roof form and a variety of classically derived façade details. The Swanston Street North Precinct comprises buildings from 1856 to c1930 with characteristics of the periods that are most strongly evident to the upper floors. The Swanston Street North Precinct demonstrates retail development between 1856 to 1930 and has representative elements from each of the Victorian (1850-1900), Edwardian (1900-1919) and interwar (1919-1935) periods. Together these elements comprise a small but distinctive low scaled and fine-grained survivor within the retail heart of the city. (Criterion D)

The Swanston Street North Precinct is aesthetically significant for the upper floors of the buildings that demonstrate the different periods and styles in which they were built. Whilst the street level has generally been modified, the upper floors have retained architectural characteristics of the period including parapets, original window openings, moulded stucco decoration to the masonry walls and stylistic detail and elements common to each period. The Swanston Street North Precinct is aesthetically significant for its human scale in the central city. The views of the rear of buildings along Caledonian Lane north to Drewery Lane and south to Loudon Place are also aesthetically significant. The rear elevations of the buildings abutting the laneways including 209-225 Swanston Street facing Loudon Place, and 237- 273 Swanston Street facing Caledonian Lane are aesthetically significant for their scale, form and brick and stucco walls with a pattern of window and loading bay openings. (Criterion E)

Key attributes of the precinct include:

Victorian-era buildings:

- No.215-217, a two-storey shop at built in 1856 as part of a row, and now the only survivor

- No.239-241, a three-storey furniture business at built by 1880
- No.243-249 a large three storey store built in 1876-77

Edwardian era buildings:

- No.237, a three-storey shop built in 1919
- No.251-253, a two-storey shop with austere classical detail
- No.255, a two-storey shop alteration designed by A A Fritsch built in 1918
- No.257-259, a two-storey pair of shops built in 1912 and designed by R G Webb
- No.269, a two-storey shop with stuccoed quoins

Interwar era buildings:

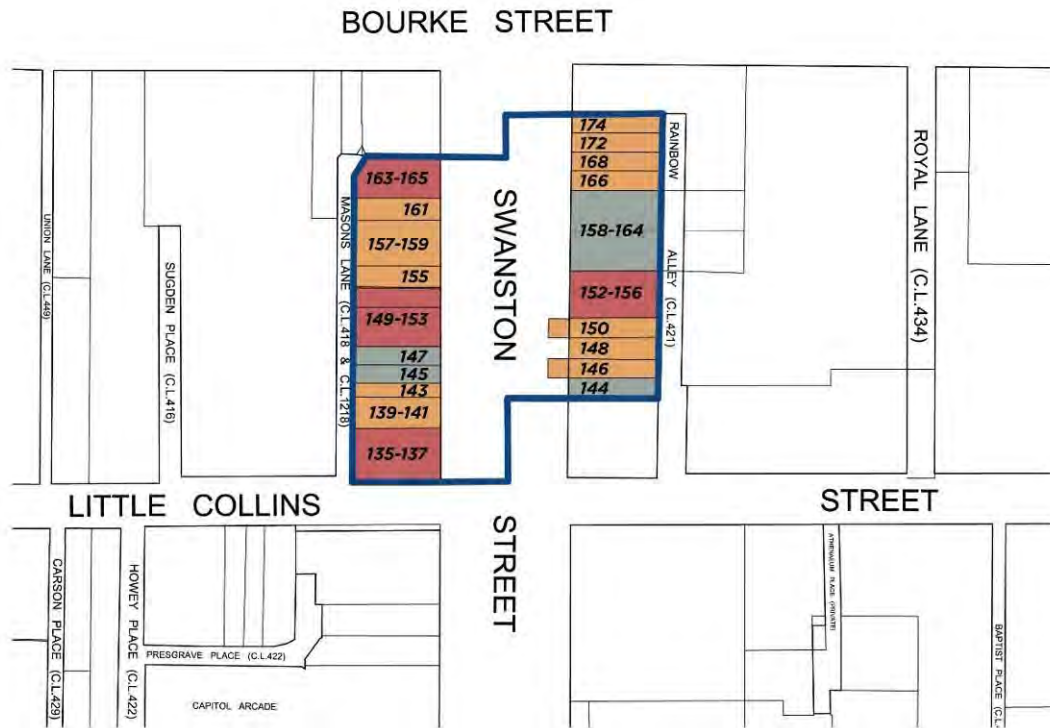
- No.207-209, a highly altered three-storey shop
- No.211-213, a two-storey shop with classical detail and steel-framed windows
- No.219-225, the Greek Revival former ES&A bank by Henry Hare built in 1928
- No.275-279, Coreglia House, a highly modified two storey retail and office corner building by A A Fritsch

The laneway rear aspects of the buildings, particularly those on Caledonian Lane.

Primary source

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

PRECINCT NAME	Swanston Street South Precinct
STREET ADDRESS	135-165 Swanston Street, 144-174 Swanston Street
PROPERTY ID	Refer schedule



- HERITAGE PRECINCT BOUNDARY
- SIGNIFICANT
- CONTRIBUTORY
- NON CONTRIBUTORY



SURVEY DATE	January 2018	SURVEY BY:	Context
HERITAGE INVENTORY	Refer to schedule	EXISTING HERITAGE OVERLAY	HO1079 (135-137 Swanston Street) HO1080 (163-165 Swanston Street)
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1870-1890, 1900-1919, 1920-1940
PERIOD OF DEVELOPMENT	Victorian Edwardian Interwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Reed Smart & Tappin Marcus Barlow Nahum Barnet A & K Henderson

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre

LAND USE

HISTORIC LAND USE	
Archaeological block no: 37, 38	Inventory no: see below
Character of Occupation: Commercial, residential	
135-137 Swanston Street	H7822-1613
139-141 Swanston Street	H7822-1614
143 Swanston Street	H7822-1615
149 Swanston Street	H7822-1618
157-159 Swanston Street	H7822-1620
163-165 Swanston Street	H7822-1622
172 Swanston Street	H7822-1647
11 Rainbow Alley	H7822-1640

THEMATIC MAPPING AND LAND USE

1890s	Commercial
1920s	Commercial
1960s	Commercial

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

The Swanston Street South Precinct is within the retail core area of the Hoddle Grid. It comprises commercial buildings to Swanston Street with rear aspects to Mason Lane and Rainbow Alley. The precinct is distinguished by its almost continuous run of buildings from the nineteenth and early twentieth century on the west side and its two rows of Victorian-era buildings on the east side. It demonstrates the predominant land use of small retail premises.

HISTORY

Historical context

This Hoddle Grid precinct occupies part of the traditional land of the Kulin Nations. Whilst this study has not mapped any particular Aboriginal sites within the area of the Swanston Street Precinct, this does not mean that none exist and future archaeological investigation may reveal evidence of pre-colonial Aboriginal occupation.

Distinctive land use precincts had emerged within the city centre by the early 1840s, and within this pattern Miles Lewis has noted that precincts:

remained little changed into the 20th century and...survives today – mercantile and warehousing activity near the Pool [of the Yarra River] and the wharves, banking in central Collins Street, the retailing heart between Swanston and Elizabeth Streets, the medical precinct in the vicinity of Dr...Howitt's house in Collins Street East, and so on (Lewis 1994:22).

As Melbourne's population increased, retail activity moved east to the central zone, close to both supplies provided at the port and to demand from residential areas to the north and east. The central area provided an even grade, particularly suitable for high volumes of pedestrians (MPS:86).

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the east and the General Post Office to the west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. Arcades were a feature of the city centre, particularly from the 1870s when pressure on land led to the intensive development of the commercial centre (MPS:86).

The Post Office, originally established on its site in 1841, was completely rebuilt from 1859 to reflect the growing wealth and status of the city, and progressively enlarged up to 1907. As the principle provider for communication in the nineteenth and much of the twentieth centuries, it played a significant role in the development of Melbourne's commercial and mercantile life, as well as providing an important social focus for the town

With the economic boom of the 1880s, the 1880s–1890s was a decade of significant expansion in Melbourne. Investment funds poured in from Britain, imposing buildings were constructed and speculation reached fever pitch in land, houses, offices and shops (Marsden 2000:28). As Graeme Davison states, commercial Melbourne extravagantly asserted 'her wealth in stucco and stone' (cited in Marsden 2000:28).

Suburban retailing increased towards the end of the 1880s as greater Melbourne's population approached 280,000 and tramlines transported shoppers to suburban shops, and conversely, from the suburbs to the city (Young and Spearritt 2008).

Development slowed during the economic depression of the 1890s, only recovering with the revival of immigration in the first decades of the twentieth century. Although affected by World War One in the period 1914-1918, by the end of the 1920s, Melbourne's population had reached one million people. In the first decades of the twentieth century, the last residents moved out of the city to the new suburbs, with the service and financial sectors rapidly taking up city properties (Marsden 2000:29-30).

Development in the city slowed with the widespread economic depression of the late 1920s and 1930s. Because of a lack of finance over this period, instead of new construction, some city buildings were substantially remodelled to create new commercial spaces.

Miles Lewis writes that after World War Two (1939-1945) modernism became a permanent part of Australian architecture, with only a small number of buildings built in traditional historic styles. Although few buildings were constructed in the city in the 1940s, almost all those that were built adopted modernism as the preferred aesthetic (Lewis 2012:185).

These aforementioned phases of historical development can be traced in the landscape of central Melbourne's retail and office precinct today:

Architectural style and innovation in design, materials and building engineering, were hallmarks of many of the buildings erected in this precinct over several decades. As the centre for the major retailers and head offices of many companies, the buildings were expected to demonstrate the commercial pre-eminence of their owners. The diversity of styles including the Boom period, classical revivals, art nouveau, commercial gothic, modern, art deco and the Chicago Styles, display individual brilliance within a highly structured streetscape approach.

A prominent component of the physical form of the precinct is the density of lanes and arcades providing intimate and protected shopping venues. These set Melbourne's retail centre apart from other Australian capital cities. The shape of Melbourne's grid resulted in subdivision into long thin parcels oriented north-south. The logical mechanism for an increase in commercial 'frontage' was the creation of north-south access-ways...

Distinctive, low scale streetscapes have developed in each of the streets of the retail core - Bourke, Collins, Little Collins, Elizabeth and Swanston Streets. Tightly connected and abutting the adjoining Flinders Lane and Flinders Street precinct, this central region of Melbourne is the most extensive collection of pre-Second World War building stock in the city grid (MPS:86, 88).

Precinct history

Swanston Street was named after Captain Charles Swanston, founder of Tasmania's Derwent Bank and leader of the Port Phillip Association (RHSV). Swanston also purchased land in Swanston Street in the first Melbourne land sale of 1837.

In 1866, the subject precinct land on the west side of Swanston Street, Crown Allotments 10 and 11, Section 12, was owned by Charles Swanston and Barry Cotter. The portion of the subject precinct on the east side of Swanston Street, located on Crown Allotments 18 and 19, Section 11, was owned by William Bowman in 1866 (*Plan of Melbourne* 1866). The former allotments featured commercial buildings by 1839; and businesses operated from the latter by the 1870s (Fels, Lavelle and Mider 1993).

The buildings that make up the precinct exhibit distinct styles that mark the main phases of development in the city's retail and office development. Some histories of individual buildings are provided below and grouped into phases to illustrate their development.

Victorian buildings

Victorian era (1840-1900) buildings exist in two groups in the subject precinct on the east side of Swanston Street at numbers 166-174; and 144-150. The two- and three-storey brick buildings reflect the common practice of the era whereby commercial premises were constructed to house retail outlets at ground level with residences and workspaces for the business-owners provided on floors above.

Three-storey buildings at 168 and 172 and 174 Swanston Street were constructed by 1888, the height of the economic boom, and in that year housed, respectively, Feltham's oyster saloon, tobacconist M Bentwitch, and tailor L Levinson. In 1888, only a two-storey building at 166 Swanston Street existed therefore both premises at 166 and 168 Swanston Street were constructed after this year (Mahlstedt Map no 8, 1888).

The more modest two-storey buildings at 144-150 Swanston Street were constructed by 1877, and in that year housed, respectively Ward's cutlers, Rosier Bros bootery, Smeaton's fruit shop, and Heard's oyster saloon (Fels, Lavelle and Mider 1993, Inventory nos.639-642).

Edwardian buildings

Two individually significant places within the precinct include 135-137 Swanston Street (HO1079) built in 1919 for the Reinforced Concrete and Monier Pipe Company and Cann's Pty Ltd, millinery and drapery company. The top four floors were added in 1935 by architect Marcus Barlow. 163-165 Swanston Street (HO1080) was designed in 1922 by Nahum Barnet for the Ezywalkin footwear company.

Edwardian era (1900-1915) buildings exist at 149-153 and 161 Swanston Street. These buildings reflect the growth of the retail and service sectors in the city centre as public transport networks were established and residents moved to newly created suburbs nearby and commuted back to the city for employment.

A three-storey shop was first constructed at today's 149-153 Swanston Street in 1876 for owners Sanders and Levy by builder Harry Lockington (MCC registration no 7005, as cited in AAI, record no 77701). In 1900, the shop was demolished and three shops with studios, designed by architects Reed, Smart and Tappin were built for owners Sanders and Levy by McConnell and McIntosh (*Age* 18 September 1900:2; MCC registration no 8058, as cited in AAI, record no 77740). A 1910 fire survey plan shows three three-storey shops in existence, which, by 1925, were occupied by a variety of businesses, including a chemist, an auctioneer, the Children's Welfare Association, a dentist, photographer, dance teacher, dressmaker and milliner (Mahlstedt Map no 11, 1910; S&Mc 1925).

Interwar buildings

Interwar (1916-1939) buildings exist at 139-141, 152-156, 155, 157-159 and 163-165 Swanston Street. The buildings were designed, some by architects, to combine retail businesses at ground level with floors for offices and workshops above, reflecting the continued demand for office and work space in the city centre by the growing service sector.

Some of the commercial premises in the subject precinct are substantial buildings constructed during the economic boom of the 1920s. A three-storey building, for instance, was constructed at 139-141

Swanston Street for hosiery manufacturer, J L Faul, in 1924 at a cost of £7000, and was named Faul's Building (Figure 1) (CoMMaps). Faul advertised space for lease in the building in the same year (*Argus* 6 December 1924:19).



Figure 1. The three-storey Faul's Building at 139-141 Swanston Street is shown second from the left. Date unknown. (Source: Melbourne Heritage Action 2015)

Two brick buildings of three storeys at today's 152-156 Swanston Street were in existence in 1888 and housed shirtmakers A A Benjamin and tobacconist J Josephs (Mahlstedt Map no 8, 1888). In 1917, the buildings were purchased by butchers T K Bennett and Woolcock Pty Ltd, who occupied the buildings, addressed as 154-156 Swanston Street, until 1938 (*Herald* 25 October 1917:10). In 1938, the buildings were purchased by the Bank of Australasia for £60,000. As part of a complete remodelling, a newspaper report of the day stated that the bank planned to add an extra storey and mansard roof, covered in copper. A banking chamber and shop were to be located on the ground floor, with upper floors leased for offices and professional chambers. In addition, the report continued, the 'whole of the present architecture will be removed from the façade, and the new work will be carried out in brick, with a stucco finish'. The architects for the project were A and K Henderson and partners of Bank Place, Melbourne (*Argus* 5 February 1938:2). The Bank of Australasia branch at 152-156 Swanston Street opened in August 1938 (*Argus* 5 August 1938:5). The adjacent building (now demolished) was occupied by the Public Benefit Bootery (Figure 2).



Figure 2. 152-156 Swanston Street, date unknown. (Source: Melbourne Heritage Action 2015)

Architects

The architects of some of the buildings within the Swanston Street South Precinct include some notable practices who maintained an involvement in the central city over a long period of time.

Reed Smart & Tappin, architects

The practice was established by Joseph Reed upon his arrival to Victoria in July 1853. In 1883, W B Tappin joined the firm with Reed dying shortly after the announcement, followed by Tappin in 1905 (UMA 2012). Reed Smart and Tappin (1890-1907) (*149-153 Swanston Street*) were also briefly Smart Tappin and Peebles (*Leviathan Buildings, 271 Bourke Street*) before becoming Bates Smart McCutcheon, surviving today as Bates Smart, with the distinction of being the oldest continually operating architectural firm in Australia.

A & K Henderson, architects

A & K Henderson (1906-1942) were a father and son practice with A M Henderson senior having worked with Reed and Barnes (1869-1872) and forming Henderson and Smart 1879-1906). With his son K A Henderson the firm became A & K Henderson (1906-1942) (*152-156 Swanston Street*) and continued a strong commercial clientele throughout the interwar period. Alcaston House at the corner of Spring and Collins Streets is an example of their retrained classical design. The partnership was extended in 1920 to include Rodney Alsop and Marcus Martin and it was as A & K Henderson, Alsop and Martin that they secured a major commercial client in Temperance & General Life Assurance. After Henderson Snr's death in 1922 the firm completed many commercial buildings under Kingsley Henderson's direction, working across styles such as the Renaissance Revival and modern (Willis in Goad & Willis, 2012:322-3).

Nahum Barnet, architects

Nahum Barnet (1855-1931) (*135-137 and 163-165 Swanston Street*) was born into a Melbourne Jewish family and did his articles with Terry & Oakden (1876-1879), setting up practice on his own, eventually to become one of Melbourne's most prominent architects. He was responsible for many buildings in the central city including Her Majesty's Theatre, Exhibition Street and the Austral Building in Collins Street. He is distinguished by his particularly bold compositions across a variety of Edwardian and interwar styles. Barnet had an interest in developing an appropriate style for Australia which he promoted in the press and by incorporating Australian flora and fauna into his decorative schemes. He was competent working in many of the prevailing styles of the period including Gothic Revival, Romanesque, Art Nouveau. Much of his work was undertaken for members of the Jewish community including a significant number of factories, warehouses and commercial buildings (Willis in Goad & Willis, 2012:70).

Marcus Barlow, architects

Marcus Barlow (1890-1954) (*upper floors of 135-137 Swanston Street*) was a strong advocate of skyscrapers and American urbanism, as well as embracing the motor car and the typology of car-parking stations. His major contribution to the city is the Manchester Unity building on the corner of Collins and Swanston Streets. As one of the most prolific and accomplished architects of the interwar period he campaigned to overturn Melbourne's 132 feet (40 metre) height limit on buildings, which later occurred in 1958, several years after his death. His early partnership with John Grainger (1914-1917) and Harry Little (1917-1922) was followed by a partnership with F G B Hawkins (1924-1927). Barlow is credited with reshaping Melbourne's interwar central business district (Schrader in Goad & Willis, 2012:67)

PRECINCT DESCRIPTION

The Swanston Street South Precinct extends between Little Collins and Bourke Street on both east and west sides of the street, bounded by Masons Lane to the west and Rainbow Alley to the east. The precinct is characterised by predominantly three-storey buildings with ground floor retail and upper floor residences or offices. Cantilevered verandahs are continuous along the street but are not consistent in height or design. The Swanston Street South Precinct is low-rise and comprises a series of small buildings that are part of the pre-World War Two city.

Swanston Street has an avenue of London plane trees (*Platanus acerifolia*) now reaching semi-maturity and these are a dominant feature of the streetscape (Figure 3). The footpaths have been widened and paved with bluestone and the street has been modified for tram stops. At ground level the shopfront windows have been modernised and advertising signage abounds.

Swanston Street west side

The west side is predominantly interwar comprising a consistent row of three-storey buildings with some particularly fine examples of Edwardian architecture at nos.149-153 and 161. The west side of the precinct is bookmarked at each end by two landmark buildings, the eight storey 135-137 Swanston Street (HO1079) and the seven storey 163-165 Swanston Street (HO1080). Both buildings were designed in a neo-baroque style by Nahum Barnet, with architect Marcus Barlow being

responsible for the upper four floors of 135-137 Swanston Street (Figure 3). Adjacent but just outside the precinct is the five storey Leviathan buildings (HO541, HO509) that form the corner to Bourke Street built in 1912-1913 to a design by architects Bates Smart and Peebles.



Figure 3. Swanston Street South Precinct, from corner of Swanston and Little Collins streets. (Source: City of Melbourne 2018)

139-141 Swanston Street is an interwar building of three storeys with a central projecting oriel window, that forms a fine feature of the intact upper floors faced in smooth stucco. (Figures Figure and 6) 143 Swanston Street is a three-storey interwar building of face brick with industrial-type glazing and a relatively austere façade. The two buildings at 145 and 147 Swanston Street are modified interwar two storey shops.

149-153 Swanston Street is an impressive and highly intact Edwardian building of three storeys with original timber framed original windows. It makes a major contribution to the streetscape with its lively façade of large bow-fronted and arch-headed windows, intricate stucco decoration and banding combined with face brick (now painted) (Figure 8).

155 and 157-159 Swanston Street are three interwar shops of three storeys with classical stucco detail to the facades.

161 Swanston Street, an Edwardian three-storey building with intact upper floor and arched window on the top floor, with intricate stucco decoration. The ground floor has a shopfront with curved windows and pressed metal spandrel above the entrance. Whilst the glass and framing has been replaced the original entrance layout has been retained (Figure 9).

Swanston Street east side

The east side is set between the Town Hall plaza that has been landscaped over two levels including a contemporary café structure. The streetscape includes two rows of three-storey mid-Victorian era shops and a four-storey interwar building. The scale of the buildings match those on the west side but are predominantly of an earlier date.

144 Swanston Street is a two storey building built in 1985, adjacent to the open space at the corner of Little Collins Street. Although of contemporary design it matches its neighbours in scale. 146, 148 and 150 Swanston Street are three, two-storey shops with mid Victorian-era facades, stucco mouldings

and Victorian era windows. A chimney is evident, a reminder of the residential use of the upper floors. No.146 has an upper floor balcony built over the verandah and footpath and no.150 has its original windows altered (Figure 4).

The interwar classical building at 152-156 Swanston Street is based on a remodelling of two earlier shops. The façade features a stucco finish with a regular rhythm of vertically oriented windows of carefully modulated proportions reflecting the importance of each floor. First and second floor windows are particularly tall and graduated to the topmost floor where the smaller size indicates the lesser importance of this floor. Each floor has a different type of classical decorative treatment to the windows. There is an overhanging cornice and a balustraded parapet. The pitched roof over the front rooms contains an attic floor with dormer windows (Figure 5).

158-164 Swanston Street. This site has been redeveloped and extends over Rainbow Alley.

166, 168, 172 and 174 Swanston Street are two pairs of three-storey Victorian shops with intact upper floors. Nos.166-168 present a classical revival façade with engaged columns between the arch-headed windows. Nos.172-174 are also intact with typical Victorian stucco detail (Figure 6).

Laneways

Rainbow Alley, named pre-1856 after the former Rainbow Hotel extends north from Little Collins Street on the east side (eMelbourne). It has undergone significant modifications to the buildings either side and the street surface but some buildings remaining from 1890s are still there. The laneway is more intact towards the northern end. Masons Lane on the west side of Swanston Street is a particularly narrow thoroughfare with framed views of buildings to the north and south. The rear elevations of Swanston Street buildings are of three storeys are reasonably intact. The west side of Masons Lane has a remnant of bluestone wall but is otherwise bounded by a building of plain painted brick.



Figure 4. 144-150 Swanston Street constructed by 1877 and showing the contemporary Paul Bram shop adjacent to the row of three remaining Victoria- era buildings. (Source: City of Melbourne 2018)



Figure 5. 152-156 Swanston Street, a four-storey interwar building built for the Bank of Australasia in 1938, remodelled from two three-storey shops by A & K Henderson architects in 1938. (Source: Context 2017)



Figure 6. Row of four Victorian-era shops at 166-174 Swanston Street, constructed by 1888. (Source: Context 2017)



Figure 7. 139-141 Swanston Street, an interwar three storey building of 1924, formerly known as Faul's Building. (Source: Context 2017)



Figure 8. 149-153 Swanston Street, built in 1900 by architects Reed Smart & Tappin on the site of an earlier (1876) shop. (Source: City of Melbourne, 2018)



Figure 9. Shopfront at 161 Swanston Street retaining a recessed front entrance and curved glass with pressed metal panel above. (Source: Context 2017).

INTEGRITY

The Swanston Street South Precinct provides a snapshot of Victorian, Edwardian and interwar commercial buildings. The west side has a continuous three-storey scale between the two individually significant seven-storey buildings at either end. Individual places also have high integrity to their upper floors, particularly nos. 149-153 and 161. The east side has been altered with the redevelopment at nos. 144 and 158 and alterations to the upper floors of other places. However, the two and three-storey scale is continuous along the street with the exception of the four-storey building at no.152-156. Rainbow Alley has been significantly changed both in surface and through contemporary buildings that extend over the space but is more intact towards its northern end. Masons Lane has a higher integrity. One Edwardian shopfront window remains at no.161 but

otherwise all shop windows are contemporary. All verandahs are of contemporary cantilevered construction.

COMPARATIVE ANALYSIS

Other retail precincts

The retail core of the Hoddle Grid is the pedestrian focus for the city and includes a high proportion of buildings of low to moderate scale. Characteristics of the retail core include the relatively consistent scale, a complexity of building design adding a richness to the streetscapes and a network of laneways and arcades encouraging pedestrian activity.

Groupings of low-rise retail and other commercial premises are found in the following precincts:

Bourke Hill Precinct (HO500)

Within the city centre the Bourke Hill Precinct is one of the best demonstrations of small-scale, mixed-use buildings, including some particularly early examples, with the period of significance defined as 1837-1914.

Little Bourke Street Precinct (HO507)

Much of the building stock in the Little Bourke Street Precinct is low scale with the principal period of development being 1850s-1920s.

309-325 Swanston Street (HO1081)

A row of seven two storey rendered brick shops of two storeys that are noted as early construction pre-1860. These places are included within a broader precinct for Swanston Street North Precinct assessed as part of the Hoddle Grid Heritage Review.

The Block Precinct (HO502)

The historic character of the precinct as a retail area is characterised by a large number of buildings from the late Victorian and early 20th century periods and by the network of arcade shopping. The commercial and retail buildings range largely between the 1900-1940 period.

Post Office Precinct (HO509)

The traditional character of this precinct is as a major retail centre derived from the scale, form and appearance of the buildings constructed before the World War Two, and of the surviving 19th century buildings.

245-269 Elizabeth Street (HO618)

The buildings between 245-269 Elizabeth Street comprise a row of retail and commercial premises dating from 1897 to 1915. They have been assessed to be of local significance in the Guildford and Hardware Lane Heritage Study (Lovell Chen, 2017).

Swanston Street South Precinct is a low scaled retail precinct that has survived redevelopment and consolidation of its small sites. Like most other central city precincts, the development era spans a range, with the key feature being that the places represent the period before high rise buildings. Swanston Street South Precinct spans the period from c1870 to the 1930s, a range that is also evident in other precincts. The west side is characterised by predominantly interwar buildings whilst the east side by Victorian ones. This precinct complements others in the retail core and supports the low rise and highly pedestrianised area of the city. Masons Lane and Rainbow Alley still retain their through access and view lines but have undergone substantial changes.

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 a precinct.

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

PRECINCT CATEGORY SCHEDULE

CoM Property ID	Number	Street	Grading
109272	135-137	Swanston Street	Significant (HO1079)
109273	139-141	Swanston Street	Contributory
109274	143	Swanston Street	Contributory
109414	144	Swanston Street	Non-contributory
109275	145	Swanston Street	Non-contributory
109413	146	Swanston Street	Contributory
109276	147	Swanston Street	Non-contributory
109412	148	Swanston Street	Contributory
109277	149-153	Swanston Street	Significant (HO1294)
109411	150	Swanston Street	Contributory
109410	152-156	Swanston Street	Significant (HO1295)
109278	155	Swanston Street	Contributory
109279	157-159	Swanston Street	Contributory
109409	158-164	Swanston Street	Non-contributory
109280	161	Swanston Street	Contributory
109281	163-165	Swanston Street	Significant (HO1080)
109408	166	Swanston Street	Contributory
109407	168	Swanston Street	Contributory
109406	172	Swanston Street	Contributory
109405	174	Swanston Street	Contributory

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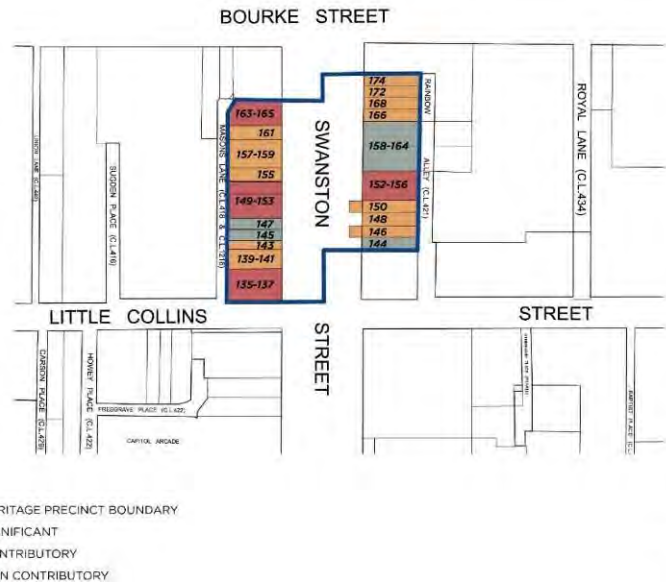
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STATEMENT OF SIGNIFICANCE

Heritage Place: Swanston Street South Precinct

PS ref no: [Interim HOHO1289](#)



What is significant?

The Swanston Street South precinct comprising commercial buildings including 135-165 Swanston Street, 144-174 Swanston Street, Melbourne, is significant. This section of Swanston Street is distinguished by its almost continuous run of buildings from the nineteenth and early twentieth century on the west side, including two individually significant seven-storey landmark places; and its two rows of Victorian-era buildings on the east side.

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

- The small scale commercial buildings constructed from c1888 to c1938, as shown on the precinct map;
- The pattern of development in the precinct which comprises a mixed streetscape of Victorian, Federation and interwar commercial buildings, and the key features and original detailing characteristic of their respective styles;
- The overall consistency of built form (predominately two- to three-storey scale), materials and detailing (masonry construction, stucco detailing), and siting (narrow allotments, predominately low-rise streetscape bookmarked at each end by two landmark buildings on the west side);
- The Edwardian shopfront at 161 Swanston Street; ~~and~~
- The laneway rear aspects of the buildings to Mason Lane and Rainbow Alley.

The buildings at 139-141, 143, 155, 157-159, 161 and 146, 148, 150, 166, 168, 172, 174 Swanston Street are contributory.

The buildings at 135-137, 149-153, 163-165 and 152-156 Swanston Street are significant.

Non-original alterations and additions to the contributory buildings, including cantilevered verandahs, are not significant.

The buildings at 144, 145, 147 and 158-164 Swanston Street are non-contributory to the precinct.

How it is significant?

The Swanston Street South Precinct is of local historic, representative and aesthetic significance.

Why it is significant?

The Swanston Street South Precinct is within the retail area of the central city. It demonstrates the predominant land use of retailing that was established quite early in the development of the central city between Swanston and Elizabeth Streets.

Historically the Swanston Street South Precinct demonstrates the small allotment size that was created by the subdivision patterns of the 1870s and 1880s and that established the urban density of the Hoddle Grid until the 1950s. The Swanston Street South Precinct is significant for its demonstration of retailing from the 1870s to the 1930s. Varied retail uses existed within the precinct including a strong emphasis on clothing and footwear (Ezywalkin, 163 Swanston Street, Faul's hosiery at no.139-141, millinery and drapery at no.135-137). These uses are evident in the individual buildings, the streetscape, in Masons Lane and in documentary evidence in plans and photographs. (Criterion A)

The Swanston Street South Precinct is significant for its demonstration of two distinctive urban morphologies, that of the one to three-storey building and that of the six to eight-storey building that formed the next phase once building heights were lifted to allow a maximum height of 40 metres.

The particular characteristics of the low scale buildings include masonry walls generally faced with stucco at the front, a regular pattern of small windows, parapets that disguise the roof form and a variety of classically derived façade details. 135-137 and 163-165 Swanston Street (Nahum Barnet, 1919 and 1922) are notable examples of this second type. The two-three storey buildings that form the remainder of the precinct illustrate the earlier representation of the city.

Within the precinct are fine examples of Edwardian architecture at 149-153 Swanston Street (1900, Reed Smart and Tappin) and 161 Swanston Street (c.1900, no designer identified). Other places within the precinct are representative examples from each of the Victorian (1850-1900), Edwardian (1900-1919) and interwar (1919-1935) periods. Together these elements comprise a distinctive low scaled and fine-grained group within the retail heart of the city, bookended by notable taller buildings. (Criterion D)

The Swanston Street South Precinct is aesthetically significant for the upper floors of the buildings that demonstrate the different periods and styles in which they were built. Whilst the street level has generally been modified, the upper floors have retained architectural characteristics of the period including parapets, original window openings, moulded stucco decoration to the masonry walls and stylistic detail and elements common to each period. The precinct is characterised by some individual buildings that express exceptionally fine façades with floors of bow-fronted windows and large arch-headed windows that enliven the streetscape. These include nos. 135-137, 139-141, 149-153, 161 and 163-165 Swanston Street. Nos 149 and 161 are notable for their upper floor windows, and for no.161 the curved shopfront is unusual. The interwar classical revival style is notable at 152-156 Swanston Street.

Nos.155 and 157-159 Swanston exhibit fairly austere classical revival façades. The Victorian period is well represented on the east side of Swanston Street with the typical Victorian stucco facades of nos.146-150 and 166-174 Swanston Street and their rhythmic pattern of arch-headed windows with mouldings. The recessed entry with curved glass ground floor shopfront is an important element of no.161.

The views provided along Masons Lane are also aesthetically significant, framing views of tall buildings to the north and south. The rear elevations of the buildings abutting the laneways especially nos.143-165 Swanston Street are aesthetically significant for their scale, form and brick and stucco walls with a pattern of window and loading bay openings. (Criterion E)

Key attributes of the precinct include:

Victorian-era buildings:

- 146, 148 and 150 Swanston Street, two-storey Victorian shops built by 1877
- 166, 168, 172 and 174 Swanston Street, three-storey Victorian shops built by 1888

Edwardian era buildings:

- 135-137 Swanston Street, 1919 seven-storey building by Nahum Barnet and Marcus Barlow
- 143 Swanston Street, built by c1910 as two-storey and extended in the postwar period
- 149-153 Swanston Street, three-storey shops and studios by Reed Smart and Tappin, 1900
- 161 Swanston Street including the shopfront, c1900, no designer identified
- 163-165 Swanston Street, 1922 seven-storey building Nahum Barnet

Interwar era buildings:

- 139-141 Swanston Street, 1924, no designer identified
- 155 and 157-159 Swanston Street, c1920s, no designer identified
- 152-156 Swanston Street, 1938, A & K Henderson remodelling

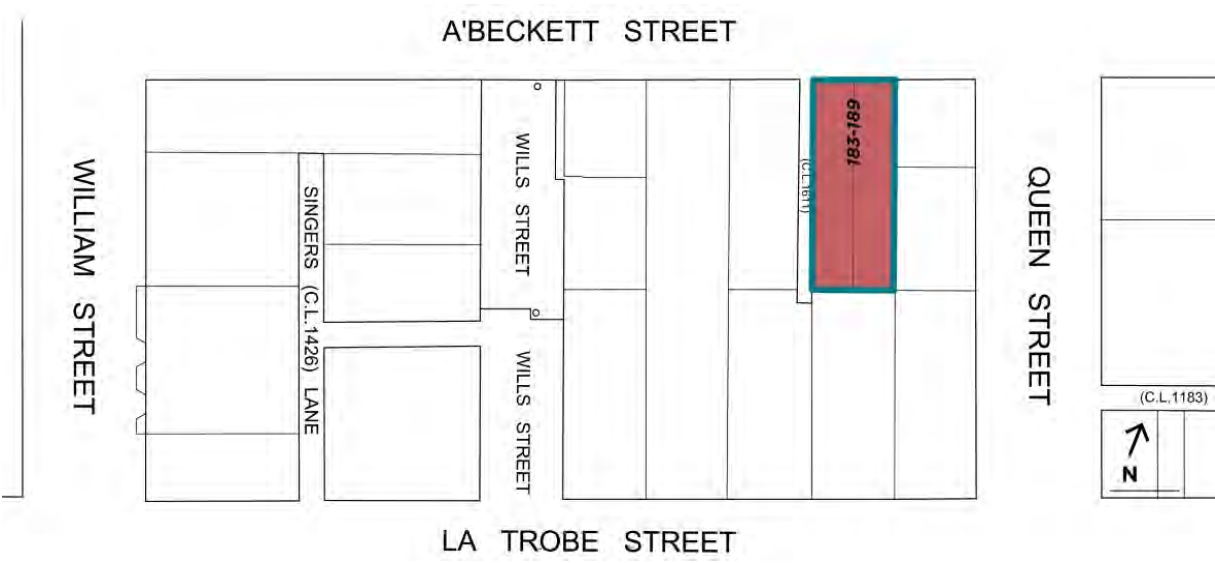
The laneway rear aspects of the buildings, particularly those on Masons Lane and the northern part of Rainbow Alley.

Primary source

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

PRE-1945 INDIVIDUAL PLACE CITATIONS

SITE NAME	Grange Lynne Pty Ltd
STREET ADDRESS	183-189 A'Beckett Street Melbourne
PROPERTY ID	100157



SURVEY DATE: May 2017		SURVEY BY: Context Pty Ltd	
HERITAGE INVENTORY	H7822-2113	EXISTING HERITAGE OVERLAY	Yes – interim controls HO995
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	B
DESIGNER / ARCHITECT / ARTIST:	Edward Fielder Billson	BUILDER:	Not known
DEVELOPMENT PERIOD:	Interwar Period (c1919-c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1937, second floor added 1943

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.5 Building a manufacturing capacity
	OTHER SUB-THEMES
9 Working in the city	9.3 Working in the post-war city

LAND USE

HISTORIC LAND USE	
Archaeological block no: 72	Inventory no: 2113
Character of Occupation: Commercial	
Land sale details not provided	
1866 Cox	Reserved for Presbyterian Church
1905/6 Mahlstedt	One- and two-storey buildings
THEMATIC MAPPING AND LAND USE	
1890s	Residential
1920s	Residential
1960s	Merchants

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

A three-storey factory and offices designed for Grange Lynne Pty Ltd by architect Edward Billson in 1937, and part of the printing and linotype companies located around the north-western edge of the city in the interwar period.

HISTORICAL CONTEXT

Building a commercial city

Building a manufacturing capacity

The land that factories were built on tended to be low-lying and undesirable for residential use; factories were most concentrated in West Melbourne, North Melbourne and Kensington. The higher ground of East Melbourne, by contrast, was almost free of industry, with the notable exception of the Victoria Brewery, an expansive red-brick castellated structure. Another important industrial area was on the south bank of the Yarra, where metal workshops and ship repair yards were located.

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later nineteenth and early twentieth century tended to be built outside the City of Melbourne, where land was more easily obtainable.

After being the centre of manufacturing in Australia in the 1920s, Melbourne's importance in this regard began to decline. In the post-war period, many city factories and warehouses were left empty or converted for other uses. The industrial area of Southbank has been virtually obliterated by the new developments of the 1990s.

Working in the city

Working in the post-war city

The number of factories operating in central Melbourne had declined by the middle of the twentieth century. Flinders Lane remained an important wholesale area for fashion and textiles into the second part of the twentieth century, but clothing manufacturing had declined. The north-west area of the city, for example along Elizabeth Street and in Dudley Street, remained areas of light industrial and mechanical workshops. There was small-scale manufacturing north and west of Lonsdale Street.

SITE HISTORY

The site on which the Grange Lynne factory stands was reserved for the Presbyterian Church in 1855 and later comprised one and two storey buildings (Fels, Lavelle & Mider 1993, Inventory no 2113).

Former Burley Griffin associate, Edgar Fielder Billson, designed a factory and offices for this site in 1937. Replacing two residences on the site, it was built as ground and first floor accommodation for Grange Lynne Pty Ltd. Another firm, White & Gillespie Pty Ltd commissioned the addition of a matching second floor in 1943 under the supervision of the Moderne style design specialists, R M & M H King. Hawkes Brothers Pty Ltd wholesale homeware merchants and White & Gillespie (Melb) Pty Ltd electrotypers occupied the building over a long period, the latter being part of a concentration of printing and linotype companies around the north-western edge of the city, in

areas such as Lonsdale Street, in the inter-war period. This was particularly so after the construction of The Argus building at the Elizabeth and Latrobe Streets corner in the mid -1920s.

Edward Fielder Billson

Edward Fielder Billson (1892-1986), the first student to enrol and graduate in Architecture at the University of Melbourne, had worked in the office of Walter Burley Griffin as a student and graduate, and established his own practice in the 1920s. By the mid-1930s he was acknowledged as a leading architect in Melbourne and a noted exponent of modern idioms emanating from Europe and America and of refined decorative brick detailing. His work in the 1930s was strongly influenced by European modernism, particularly the Dutch designs of Willem Dudok and the Amsterdam School which he had experienced firsthand in 1930. Billson had also designed a block of flats called Grange Lynne (corner Grange Road & Lascelles Avenue) by 1936 for this same company (Central City Heritage Study Review 1993).

SITE DESCRIPTION

183-189 A'Beckett Street is an example of European Modernism.

The factory's long horizontal windows and window ledges of the ground and first floors, influenced by contemporary International modernism, are juxtaposed against porthole stairwell windows and a rounded vertical element. Such elements bear a resemblance to the work of the Amsterdam School, that was promoted in the Dutch architecture and arts publication *Wendingen*, published between 1918 and 1932 (Welch 2015).

The use of dark brown textured brick reinforces the Dutch association.

Beyond these elements, the distinctive tapestry pattern and heeler (long narrow) brickwork gives way to standard face red brickwork and a saw-tooth roof profile facing south at the rear. Concrete sun control hoods are set above the band of windows, A curved vertical brick element separates the stair from the remainder of the building and reflects another vertical brick fin. Six port holes light the stair between the upper window hood and entrance. Set under the semi-circular concrete hood at the stair entry are the street address numbers set on three steel bars behind. Inside, the metal stair handrail has a similar curved form.

The building is visually unrelated to the adjoining streetscape, except for the face brickwork used in nearby buildings.

INTEGRITY

When viewed from the street and laneway 183-189 A'Beckett Street is of high integrity.

COMPARATIVE ANALYSIS

The building compares well with the following examples, drawn chiefly from the Central Activities District Conservation Study 1985 database, being of a similar use, scale, location and creation date. The previously identified heritage values for this building have been maintained and the stylistic expression of this factory warehouse remains important.

Selected late inter-war factory warehouses or commercial buildings have been demolished since the assessment of this place in 2011. These include the Former Taubman Pty Ltd, 18-30 Lonsdale Street, and 10-16 Lonsdale Street which have been demolished and incorporated into a 47-storey development at 2-30 Lonsdale Street. No. 276-282 Little Collins Street, the G J Coles Building (1939) also appears to have been demolished.

Other commercial buildings of similar period and style include:

Manton's Store, 209-225 Little Bourke Street (rear of 222-244 Bourke Street), c1937 (Contributory in HO507 Little Bourke Street Precinct)

222-244 Bourke Street is an amalgamation of two buildings 222-236 Bourke Street, a purpose-built department store built in 1935, and 238-244 Bourke Street, formerly a cinema. The two buildings were incorporated in 1978 and extensively refurbished in 1995. To the rear, the Little Bourke Street frontage at 209-225 Little Bourke Street retains part of a c1937 building.



Figure 1. Rear of Target Centre at 222-244 Bourke Street, 209-225 Little Bourke Street, constructed 1937. (Source: CoMMaps)

Palmer's Emporium, 220 Bourke Street, 1937 (Recommended as significant in the Hoddle Grid Heritage Review)

220 Bourke Street, a four-storey commercial building, was designed by architect Harry A Norris in 1937. Built to accommodate a multilevel department store, the design embraces modern construction technology (reinforced concrete construction) and Moderne styling to express a progressive and modern aesthetic.



Figure 2. 220 Bourke Street constructed in 1937. (Source: Context 2017)

Yule House, 309-311 Little Collins Street, 1932 (HO703)

A five-storey commercial building designed in the Moderne style with steel framed windows and horizontal banding.



Figure 3. 309-311 Little Collins Street constructed in 1932. (Source: CoMMAps)

Mitchell House, 352-362 Lonsdale Street, 1937 (VHR H2232; HO715)

This seven-storey rendered brick office building with ground level retail was also designed by architect Harry A Norris in the Moderne style. The ground level was originally a motorcar showroom.



Figure 4. 352-362 Lonsdale Street constructed in 1937. (Source: CoMMAps)

Presgrave Building, 273-279 Little Collins Street, 1938 (Significant in HO502 The Block Precinct)

A six-storey cement rendered office building with shops at street level and foyer. Designed by Marcus Barlow in the Moderne style and built in 1938. The upper floors were refurbished and converted to hotel accommodation in 2000.



Figure 5. 352-362 Lonsdale Street constructed 1937. (Source: CoMMAps)

McPherson's Building, 546-566 Collins Street, 1935 (VHR H0942; HO614)

A five-storey reinforced concrete office building with basement parking and ground level retail. Designed by Stewart Calder in association with Reid & Pearson in the International style and built as offices and showrooms for McPherson's Proprietary Limited in 1935.



Figure 6. 546-566 Collins Street constructed 1935. (Source: CoMMAps)

As an example of 1930s, modern architecture 183-189 A'Beckett Street is a notable example of European modernism, sharing some stylistic qualities with the examples above. It has a higher degree of integrity and is a more sophisticated work than the example at 209-225 Little Bourke Street. The face brickwork is an unusual design feature of this period, and 183-189 A'Beckett Street demonstrates a particularly fine use of this material.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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

REFERENCES

Fels, M, Lavelle S, and Mider, D 1993, 'Archaeological Management Plan', prepared for the City of Melbourne.

Google Street View 2017, 183-189 A'Beckett Street, Google Maps, accessed online 27 June 2017.

Welch, Anna 2015, 'Wendingen: Designing modernity' *State Library of Victoria*, <http://blogs.slv.vic.gov.au/>, accessed online 26 April 2019.

Central City Heritage Review in 2011

The references below were part of the Central City Heritage Review in 2011. No in text references were provided for the citations.

General sources

Historic Buildings Preservation Council reports on the Melbourne Central Business District from the 1970s;

Melbourne City Council on-line i-Heritage database;

Mahlstedt fire insurance map series held in the State Library of Victoria collection and Melbourne University Archives;

Daily newspaper reports such as 'The Argus';

Australian Architecture Index (AAI), prepared by Professor Miles Lewis and others;

Melbourne City Council building application drawings and files held at Melbourne City Council and the Victorian Public Records Office.

Historic Buildings Preservation Council

Yuncken Freeman Architects Pty. Ltd. 1976. Historic Buildings Preservation Council Melbourne CBD Study Area 5 (82), p1

Building Permit Application

MCC Building Permit Applications (BA): 18986, 22745

National Trust of Australia (Vic)

Grange Lynne Pty Ltd

Location: 185 A'Beckett Street, MELBOURNE,

Melbourne City

File Number: B6568

Level: Regional

Group: Manufacturing and Processing

Category: Factory/ Plant'

Sands & McDougall Melbourne or Victorian Directories

Where required directory extracts were obtained chiefly from Sands & McDougall Melbourne or Victorian Directories dating from the 1850s to 1974.

(D1935 185" -Jas. Trainor 187"-Miss Ida Mack)

D1939 Hawkes Brothers Pty Ltd homeware merchants wholesale

White & Gillespie (Melb) Pty Ltd electrotypers

D1944 - 45 Hawkes Brothers Pty Ltd homeware merchants wholesale

White & Gillespie (Melb) Pty Ltd electrotypers

D1950 Hawkes Brothers Pty Ltd homeware merchants wholesale

White & Gillespie (Melb) Pty Ltd electrotypers

D1955 White & Gillespie (Melb.) Pty Ltd electrotypers

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** B

**Central City Heritage
Study 1993** B

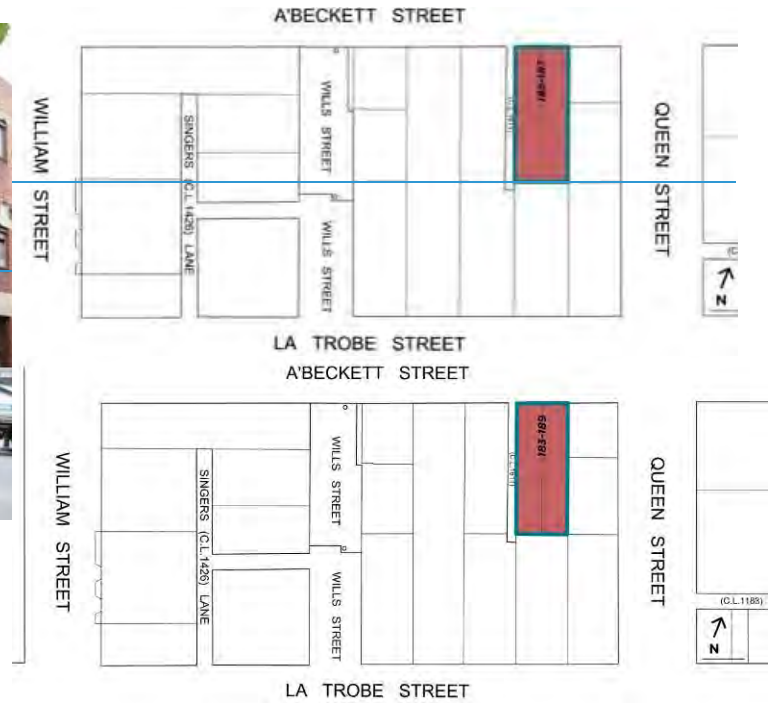
**Review of Heritage
overlay listings in the
CBD 2002** B

**Central City Heritage
Review 2011** B

STATEMENT OF SIGNIFICANCE

Heritage Place: Grange Lynne Pty Ltd

PS ref no: [Interim HOHQ1258HO995](#)



What is significant?

The building at 183-189 A'Beckett Street Melbourne, built in 1937 for Grange Lynne Pty Ltd by architect Edward Billson.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Long horizontal windows with ledges of the ground and first floors, and concrete sun control hoods above the band of windows;
- Dark brown textured face brick façade in tapestry pattern and heeler (long narrow) brickwork;
- Red face brickwork and the vertical brick fin on the [side \(west\)](#) elevation, as well as the saw-tooth roof profile facing south at the rear;
- Curved vertical brick bay with six port holes above the entrance;
- Semi-circular concrete hood at the stair entry and the street address numbers set on three steel bars behind ~~and~~;
- Curved metal stair handrail in the foyer.

Later [additions and](#) alterations to the building are not significant.

How it is significant?

The Grange Lynne Pty Ltd is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

The building at 183-189 A'Beckett Street is historically significant as a well-preserved interwar city workshop and warehouse and one of a small number of surviving designs by the noted architect, Edward Fielder Billson, a former pupil and associate of Walter Burley Griffin. The building is also a reflection of long-term industry and warehouse concentration in this part of the city, in particular the printing industry that developed in proximity to the new Argus newspaper building at the corner of Latrobe and Elizabeth streets. This demonstrates the evolution of buildings of similar uses that have been assessed as significant elements of the city's development. (Criterion A)

The Grange Lynne Pty Ltd building is a successfully designed and highly representative example of the Moderne style, as applied to a city commercial building, which juxtaposes curved verticals with horizontal elements. The decorative aspects of the dark brown brick façade, such as the vertical fin and round windows of the stairwell, are particularly noteworthy. While the skilful addition of a similarly detailed third storey by the firm of R M & M H King has changed the proportions of the façade, this has detracted little from the integrity of the initial concept. (Criterion D)

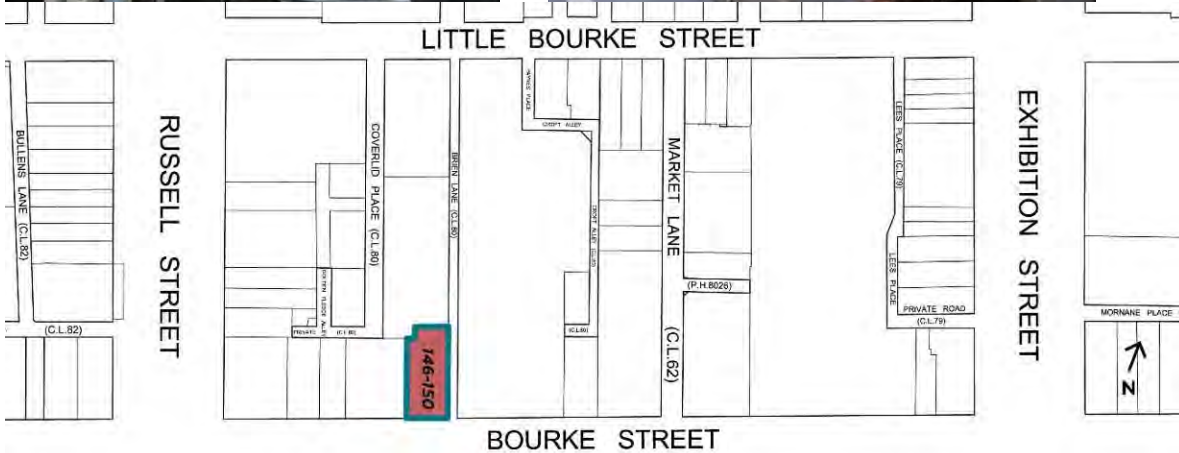
The factory at 183-189 A'Beckett Street is a fine and distinctive example of an inter-war factory and office building in the City of Melbourne. Built in 1937-38 to designs prepared by architect Edward F Billson, a former pupil and associate of Walter Burley Griffin, this building exhibits an unusual

blending of International modernism with the Arts and Crafts-based aesthetic of the Amsterdam School. (Criterion E)

Primary source

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

SITE NAME	Shops, residence and former bank
STREET ADDRESS	146-150 Bourke Street Melbourne
PROPERTY ID	101214



SURVEY DATE: October 2017		SURVEY BY: Context Pty Ltd	
HERITAGE INVENTORY	H7822-1515	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	C
DESIGNER / ARCHITECT / ARTIST:	Frederick Maloney White	BUILDER:	Stephen Armstrong
DEVELOPMENT PERIOD:	Victorian Period (1851-1901) Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1884

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre 5.3 Developing a large, city-based economy
3 Shaping the urban landscape	OTHER SUB-THEMES
	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 31	Inventory no: 515
Character of Occupation: Commercial	
1866 Cox	
1880 Panorama	
1888 Mahlstedt	Three storey building(s) occupied by Tobacconist & Card Printer.
1905/6 Mahlstedt	Three storey building (rebuilt?) occupied by G Buchanan, Draper.
THEMATIC MAPPING AND LAND USE	
1890s	Retail and residential
1920s	Banks
1960s	Banks

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The three-storey, late Victorian building at 146-15 Bourke Street comprises three shops with residences above. The upper façade has a unified arrangement and exhibits the Victorian Renaissance revival styling typical of the period.

HISTORICAL CONTEXT

Building a Commercial City

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and the wider colony's population was 20,416 (Young and Spearritt 2008). The growth of retailing was accompanied by the construction of warehouses to store goods.

By the early 1840s, Elizabeth and Swanston Streets, from the Town Hall in the east to the General Post Office in the west, had become the focus of retail activity, influenced also by the location of the Western Market. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley and Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s (Lovell Chen 2017:220).

Developing a large, city-based economy

After the discovery of gold in 1851 provided financial stability to the colony of Victoria, over the years the locality bounded by Flinders Street, William Street, Bourke Street and Elizabeth Street became the financial heart of the city. Banks, insurance companies, building societies and shipping companies were established and many of them erected substantial buildings (Savill 1987).

As well as managing locally generated income, the banks provided significant overseas capital, principally from Britain, to finance public projects and private investment. But the boom of the 1880s saw over-borrowing and overspending on building projects. Economic depression in the early 1890s saw many banks and land companies close their doors as British capital was rapidly withdrawn. The city recovered to some extent in the early twentieth century, and Melbourne underwent further development in its new role as the nation's capital. The Great Depression followed in the 1930s, which marked another period of decline. Nevertheless, during the long boom of the postwar period that followed, the bulk of Australia's leading public companies had their headquarters in Melbourne. Melbourne remained the financial centre of Australia, a role it maintained until the late twentieth century (Context 2012:41).

Shaping the urban landscape

Expressing an architectural style

In Melbourne in the 1870s and 1880s there was a building boom, both commercial and residential. The 1880s property boom made its mark on commercial design in the central city, with a new, bold generation of architects. Boom Style commercial buildings, such as William Pitt's Windsor Hotel and the Block Arcade, were characterised by increasingly rich decoration, Mannerist exaggeration of elements like keystones and segmental pediments, and the use of multiple classical trabeated and arcuated schemes overlaid one atop the other, until flat wall space was diminished to a bare minimum. While Renaissance and Italianate influences are most closely associated with Melbourne's Boom Style, a similar treatment of materials and facades was used for Gothic Revival buildings (Context 2012:17).

SITE HISTORY

The land comprising the subject property at 146-150 Bourke Street was first purchased in April 1839 by Archibald Mossman as part of Allotment 2, Block 23 in the City of Melbourne. Originally the subject site was addressed as 137-141 Bourke Street east.

In 1884 the then owner, W G Sprigg, commissioned three three-storey shops for construction on the subject site. Stephen Armstrong constructed the brick buildings to the design of F M White (MCC registration no 1054, as cited in AAI record number 73836). By 1885, each of the three buildings had a ground floor shop and a six to seven room residence above (RB).

William Gardiner Sprigg (1832-1926) was the Melbourne Omnibus Co's secretary from 1868 until he was appointed assistant manager in 1890, and by 1909 he had become a director following the resignation of H A Wilcox. Sprigg was engaged with the operation of the Melbourne Omnibus Co until it was dissolved due to liquidation in the late 1910s (*Argus* 14 June 1919:10; 16 October 1920:20).

With his colleague at the Melbourne Omnibus Co, Francis Boardman Clapp (1833-1920), Sprigg had been involved in developing at least 12 other premises along Bourke Street between 1873 and 1885, including the rows of shop and dwellings at 201-207 and 209-215 Bourke Street (MCC registration no 6299, 1054 & 5597, as cited in AAI record no 76823, 73836 & 73774; RB 1874-1877).

In 1887 the premises at 146-150 Bourke Street housed a musical instruments depot (150), a card printer (148) and a tobacconist (146) (Mahlstedt Map, section 1, no 23a, 1888). Between 1887 and 1890, ownership of the site was transferred from Sprigg to William Mclean (RB 1887 and 1890). In 1893, the subject buildings were occupied by James J Schuh, tobacconist, Hans P Rassmussen, herbalist, and William F Chamberlain, whose occupation was not recorded (RB 1893). The internal wall dividing 148 and 146 was demolished between 1890 and 1895 (MMBW Detail Plan 1014, 1895).

In the early to mid-twentieth century several reconfigurations of the interior took place, particularly of the party walls (Figure 2, Figure 3, Figure 4, Figure 5). The tenants of the building in 1910-13 included Kenny Bros draper (146), A Harris & Co fancy goods store (148), and George Schickert pastry cook (150). In 1914, the buildings at 148 and 150 were amalgamated and occupied by Schickert until 1915 when Mrs Jane Aarons Tearooms occupied the premises. The Melba Phone Co Pty Ltd tenanted 146 in 1914, and Joshua Rochlin, ophthalmic optician, was the tenant the following year (S&M 1895-1915).

The Bank of Victoria became the occupant of 146 in 1922. Between 1917 and 1925, 148-150 was used as a pastry and confectionary establishment, first managed by Mrs Margaret Metcher, then by Nicholas & Walsh from 1920, and Mrs M E Newcombe from 1923. Alterations to the bank premises took place in 1923 (MBAI); it appears that, by 1924, Mrs Newcombe and the Bank of Victoria had switched premises, with the directory for that year listing the bank at 148-150 Bourke Street (S&Mc 1917-1925). The Bank of Victoria amalgamated with the Commercial Banking Co of Sydney Ltd in 1928 (S&Mc 1927-1928).

A major fire in 1929 caused extensive damage to the eastern end of Bourke Street, including to the subject site. The fire was believed to have started on the ground floor of Payne's Bon Marche drapery store (134-36), spreading along the block and causing at least £300,000 worth of damage (*Argus* 22 July 1929:7). It was estimated that between 77-200 brigade men fought the fire, and, reputedly, the blazing conditions in the laneways were so intense that the helmets of firemen working there melted (*Beaudesert Times, QLD* 26 July 1929:3) (*Argus* 22 July 1929:7).

The subsequent repair and refurbishment of the bank building at 146-150 Bourke Street was a significant task, and carried out by architects Bates, Smart and McCutcheon and contractor W Hannah (PROV VPRS 11201/P1 unit 145). Debris was removed; the stairs, lift and chimney caps were repaired; the interior was repainted and the external walls touched up with a lime wash; cracks in the parapets were repaired; and the brickwork was repointed. Broken windows were replaced with new frames and the architraves refixed. New material was introduced to the building during these works with the eastern parapet partially demolished and rebuilt using cement mortar (PROV VPRS 11201/P1 unit 145).

In 1948 the interior of the building at 146-150 Bourke Street was refurbished and the building connected to 152-158 Bourke Street (PROV VPRS 11201/P1 unit 145). It appears that the leasable space was reconfigured the same year, with the bank occupying the entire ground floor and P L Paterson occupying the first and second floors (Mahlstedt Map, section 1, no 4, 1948). Significant alterations were made to the rear of the building, including the addition of a first storey level and staircase (Mahlstedt Map, section 1, no 4, 1948).

From 1949 to 1988 the subject site underwent several changes and modernisations. Alterations to the ground floor clerking space and lunchrooms occurred in 1949, and ten years later an illuminated plastic lantern sign was erected on the façade. In 1971 a glass two-way door to the bank chambers, and an illuminated horizontal footway sign, were installed. A floodlight was attached to the wall in 1972, and new doors to the bank installed in 1975. Extensions and alterations to the building occurred in 1965, 1987 and 1988. Still connected to 152-158 Bourke Street, it is believed that the 1988 works to the subject building involved a major refurbishment to the whole premises, and the construction of a new canopy for 144-160 Bourke Street (MBAI).

The Commercial Banking Co of Sydney Ltd amalgamated with the National Bank of Australasia to form the National Bank of Australia in 1982. While the exact date is uncertain, the bank had vacated the premises by 1988 when the building was converted to shops (MBAI). Today, the property houses several shops and a restaurant.

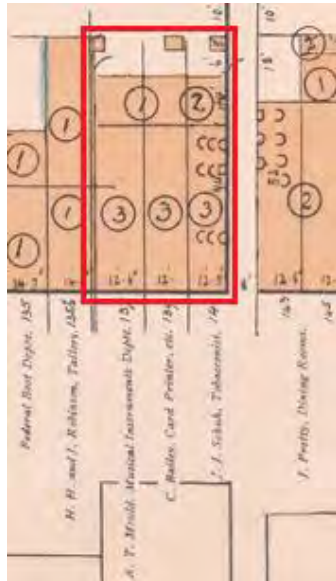


Figure 1. Extract from 1888 Mahlsted plan. (Source: Mahlsted 1888, SLV)

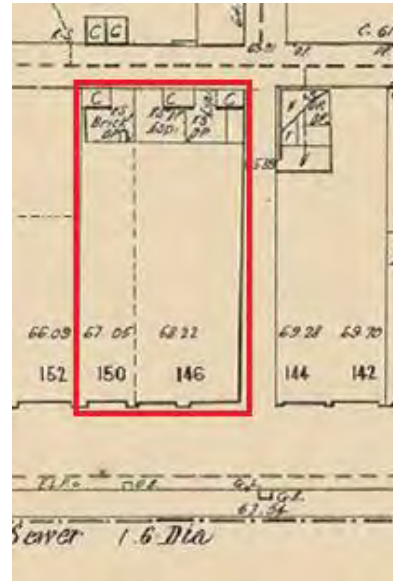


Figure 2. Extract from 1895 MMBW detail plan. (Source: MMBW 1895, SLV)



Figure 3. Extract from 1910 Mahlsted plan. (Source: Mahlsted 1910, SLV)



Figure 4. Extract from 1925 Mahlsted plan. (Source: Mahlsted 1925, SLV)



Figure 5. Extract from 1948 Mahlsted plan. (Source: Mahlsted 1948, SLV)

F M White, architect

Born Francis Maloney White in London in 1819, White was a competent architect who is known for his Gothic Revival and, later, Renaissance Revival works in Melbourne. White received his training at King's College, London, and in Rouen, France, before migrating to Australia; arriving in the South Australian colony in 1848. He spent some time in Melbourne, Hobart and Edwards River, New South Wales, before returning to Melbourne in 1851 where he commenced practice. Demonstrating a capability across a variety of modes, White produced designs for Italianate mansions, commercial buildings and for the quadrangle at the University of Melbourne. He was architect to the Melbourne Hospital, Lonsdale Street, and was an inaugural member of the Victorian Institute of Architects when it began in 1856 (Willis and Goad 2012: 762).

SITE DESCRIPTION

146-150 Bourke Street is a three-storey Victorian era building. It is located mid-block and borders Brien Lane on its eastern boundary. The rendered brick building retains much of its Victorian era character, with some sympathetic repairs carried out to the façade following damage caused by a large fire at the eastern end of Bourke Street in 1929.

The upper façade has a balustraded parapet with pedestals marking the edges of each of the three shops. A hipped roof is concealed behind the parapet. A deep cornice with dentil detail runs below the parapet, with scrolled brackets at each end of the building. Stone quoining occurs at the building corners. Three rectangular windows are evenly spaced across the upper level, each with decorative moulded architraves and detailing to the upper edge. At the mid-level, façade detailing is more elaborate. Three identical windows have a straight pediment across the top. Engaged pilasters run down each side of the window and continue below a cornice that runs across the façade at sill level. A name plate is located below each window. The upper edge of the ground level is marked with a cornice with dentil detail.

Alterations have occurred at ground level, reflecting the changing internal arrangements of the building.

INTEGRITY

The façade of the building retains a high level of integrity with the Victorian character of the upper façade largely intact. Significant alterations have occurred at ground level. After a fire in 1929, repairs and refurbishments were made to the building by architects Bates, Smart and McCutcheon and builder W Hannah. The stairs, lift and chimney caps were repaired; the interior was repainted, and the external walls touched up with a lime wash; cracks in the parapets were repaired; and the brickwork was repointed. Broken windows were replaced with new frames and the architraves refixed. New material was introduced to the building during these works with the eastern parapet partially demolished and rebuilt using cement mortar.

COMPARATIVE ANALYSIS

The subject building can be compared to other similar rows of three storey shops with residences above from the late Victorian period. It compares well with the following examples, drawn chiefly from

the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The images and descriptions below are provided by CoM Maps unless stated otherwise.

136-140 Elizabeth Street, built date not known (Significant in HO509 Post Office Precinct)

A row of three, three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 6. 136-140 Elizabeth Street, unknown built date.

73-77 Bourke Street, c1880 (HO536, Significant in HO500 Bourke Hill Precinct)

A row of three, three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 7. 73-77 Bourke Street constructed c1880.

32-38 Bourke Street, 1882 (HO529, Significant in HO500 Bourke Hill Precinct)

A row of four three-storey shop and residences with basement parking. Designed by Edward G Kilburn in the Italian Renaissance Revival style and built by TJ Taylor in 1892.



Figure 8. 32-38 Bourke Street constructed 1882.

189-195 Exhibition Street, 1882 (HO630, Significant in HO507 Little Bourke Street Precinct)

A row of two-storey brick shops with residences above and a basement. Built in 1882 in the Renaissance Revival style.



Figure 9. 189-195 Exhibition Street constructed 1882.

201-207 Bourke Street, 1874 (Interim HO1239 – recommended as significant in the Hoddle Grid Heritage Review)

A row of four, three-storey shops with residences above. Built by investors F B Clapp and W G Sprigg in 1874.



Figure 10. 201-207 Bourke Street constructed 1874 (Source: City of Melbourne 2018)

209-215 Bourke Street, 1876 (Interim HO1240 – recommended as significant in the Hoddle Grid Heritage Review)

A row of four, three storey shops with residences above. Built by builder and investors F B Clapp and W G Sprigg in 1876.



Figure 11. 209-215 Bourke Street constructed 1876. (Source: City of Melbourne 2018)

146-150 Bourke Street compares to the examples above as a row of shop and residences built in the late Victorian era. Consistent with the examples above, shopfronts at ground level have been altered but the upper façade retains its classical styling.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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

REFERENCES

Argus, as cited.

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PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** D

**Central City Heritage
Study 1993** C

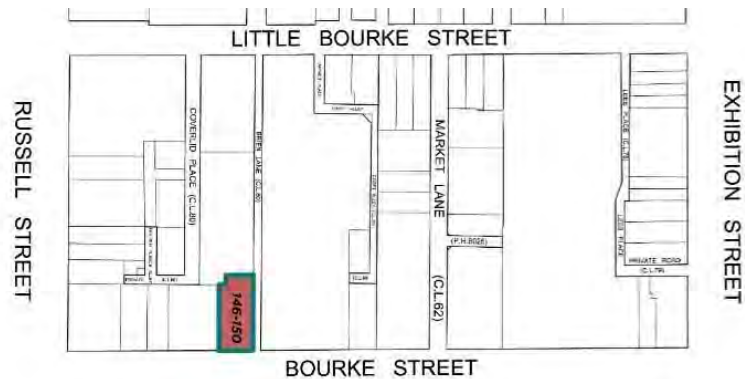
**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Shops, residence and former bank

PS ref no: [Interim HOHO1244](#)



What is significant?

The row of shops/residences at 146-150 Bourke Street, built in 1885.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Balustraded parapet with pedestals; ~~and~~

- Upper façade detailing including cornices with dentil detailing, scrolled brackets, quoining to the building's corners, moulded architraves to openings on the upper level and straight pediments and engaged pilasters to windows at the mid-level.

Later alterations made to the street level [facadefaçades](#) are not significant.

How it is significant?

146-150 Bourke Street is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

146-150 Bourke Street is historically significant as a Victorian building that represents a key phase in the retail development of Melbourne during the economic boom of the 1880s when investment in city property increased dramatically. Built by investment partners F B Clapp and W G Sprigg, who developed up to 12 similar properties along Bourke Street between 1873 and 1885, 146-150 Bourke Street is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floor above. The building is also historically significant for its use as bank premises by the Bank of Victoria from 1922, the Commercial Banking Co of Sydney Ltd from 1928, and the National Bank of Australasia from 1982 until c1988. (Criterion A)

146-150 Bourke Street is a notable example of the 1880s property boom that made its mark on commercial design in the central city. It is significant as a well-designed Renaissance revival building by architect Francis Maloney White. White's contribution to the city's architecture and profession included major buildings for the University of Melbourne and the Melbourne Hospital in Lonsdale Street. Such prominent commissions serve as evidence of his standing in the profession at the time. 146-150 Bourke Street is significant as a fine commercial building with residences above, built in the height of the property boom. Built as one unified arrangement, the upper façade exhibits a scholarly interpretation of the Renaissance revival. (Criterion D)

146-150 Bourke Street is aesthetically significant for its classically styled upper façade. Key characteristics include a balustraded parapet with pedestals marking the edges of each of the three shops, a deep cornice with dentil detail below the parapet, scrolled brackets at each end of the building, with quoining at the corners of the building. 146-150 Bourke Street demonstrates an understanding of the elements of Renaissance architecture with its particular attention to each floor level and the highlighted importance of the first floor. The importance of this floor is expressed in the three identical windows with a straight pediment, engaged pilasters and recessed panels framed between cornices at sill level and above. The top floor offers a simplified treatment of the decorative elements of the windows. (Criterion E)

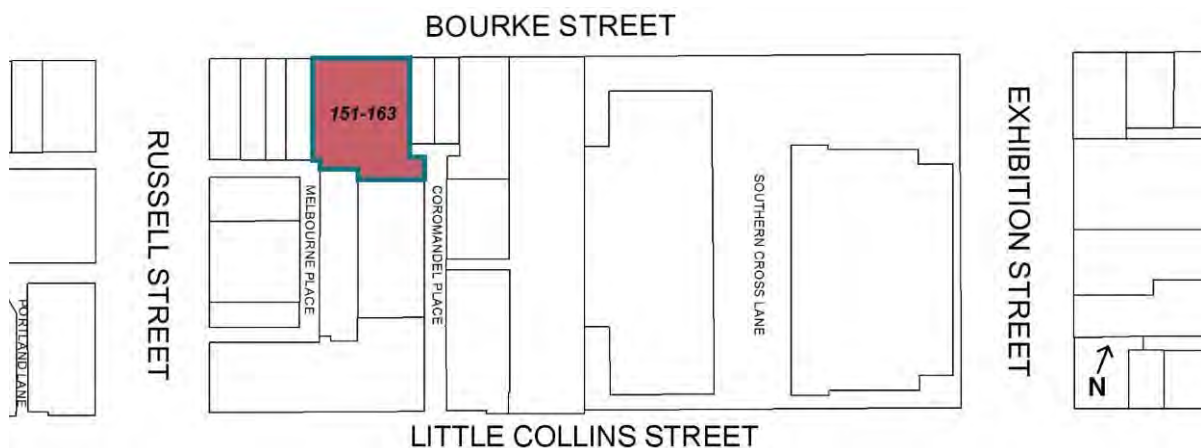
Primary source

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

SITE NAME Former Malcolm Reid & Co Department Store

STREET ADDRESS 151-163 Bourke Street Melbourne

PROPERTY ID 101122



SURVEY DATE: October 2018

SURVEY BY: Context

HERITAGE INVENTORY H7822-1653

EXISTING HERITAGE OVERLAY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE C

DESIGNER / ARCHITECT / ARTIST: Oakley & Parkes (151-155)
H W & F B Tompkins (157-163)

BUILDER: Clements Langford Pty Ltd (151-155)

DEVELOPMENT PERIOD: Interwar Period (c.1919-c.1940)

DATE OF CREATION / MAJOR CONSTRUCTION: 1915-16, 1938 (151-155)
1929 (157-163)

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a commercial city	5.4 Developing a retail centre
	OTHER SUB-THEMES
13 Enjoying the city	13.1 Public recreation

LAND USE

HISTORIC LAND USE	
Archaeological block no: 39	Inventory no: 653
Character of Occupation: Commercial, Residential	
4th land sale 1839, Allotment 17 & 18 – Anthony Hordern	
1888 Mahlstedt	Six buildings, five two-storey shops to Bourke St; one-storey house to lane (Coromandel Pl).
1905/6 Mahlstedt	As above
THEMATIC MAPPING AND LAND USE	
1890s	Factories and workshops
1920s	Retail
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

151-163 Bourke Street comprises two four-storey buildings respectively constructed in 1929 (157-163) and substantially remodelled in 1938 (151-155). Originally built as a picture theatre in 1915-16, in 1938, 151-155 Bourke Street was largely remodelled in the Moderne style to a design by Oakley & Parkes for Adelaide furnishing company Malcolm Reid & Co, who was the occupier from 1936. 157-163 Bourke Street was built in the Chicagoesque style to a design by architects H W & F B Tompkins for drapers Payne's Bon Marche Pty Ltd. The buildings share a long history of use as retail stores, from 1929 (157-163) and 1936 (151-155). First linked in 1956, both buildings operated together as the Malcolm Reid Department Store until c1984. They were converted into apartments in 1998.

HISTORICAL CONTEXT

Enjoying the city

Public recreation

The first films screened in Melbourne in the 1890s in a variety of venues: vaudeville theatres, suburban halls and at open-air venues such as cricket grounds and beaches. Dedicated cinema buildings appeared after 1907. In 1909 T J West opened Melbourne's first purpose-built cinema at the corner of Sturt Street and City Road, South Melbourne. By 1916, there were eight cinemas in Bourke Street presenting continuous screenings (Catrice 2008).

As Daniel Catrice writes:

By 1919 there were 67 suburban cinemas and 11 cinemas in the city. These cinemas were modest in design and scale compared to the luxury cinemas built during the 1920s. The first of the American-style picture palaces was the Capitol Theatre in Swanston Street, designed by Walter Burley Griffin and opened in 1924. Two of Melbourne's grandest cinemas, the State Theatre in Flinders Street and the Regent Theatre in Collins Street, were opened in 1929. The atmospheric State Theatre was decorated after the style of an ancient Italian courtyard, with trailing clouds and twinkling stars on a blue dome ceiling (Catrice 2008).

The introduction of sound films in 1929 contributed to changes in cinema design, and the picture palace era ended with the depression of the 1930s. Most of the new construction activity was centred in the suburbs, where Hoyts established itself as the major cinema chain. Construction activity in the city was confined to newsreel cinemas, which screened continuous programs of newsreels (each session lasting about an hour), designed for a smaller, more transient audience (Catrice 2008).

Building a commercial city

Developing a retail centre

Department stores offered customers a wide range of goods, organised into 'departments', under the one roof. In Melbourne, department store Buckley and Nunn, which opened in 1854, established Bourke Street as the preferred retail strip. Russian immigrant Sidney Myer bought a block in Bourke Street in 1911, where he established his successful Myer emporium (Context 2012:43).

After 1920, chain department stores grew rapidly, opening branches or new stores in central Melbourne. Department stores elevated 'fashion, drapery and furnishings to a level of luxury and range which differentiated it from the everyday or rural emporium' (Young and Spearritt 2008). With increasing car ownership and widespread distribution of shopping catalogues, department stores attracted shoppers from both the suburbs and rural areas, consolidating the central Melbourne area as the state's preferred retail destination.

After World War Two, department stores elevated 'fashion, drapery and furnishings to a level of luxury and range which differentiated it from the everyday or rural emporium'. Department stores were also among the first in early postwar years to modernise their premises with improved escalators and shop fittings.

SITE HISTORY

The land at 151-163 Bourke Street Bourke Street, Melbourne, is part of Allotments 17 and 18, Block 10, purchased respectively by Charles Williams and Anthony Hordern during the fourth land sale in 1839 (Fels, Lavelle, Mider 1993, Inventory no 653). The site was occupied by a building as early as 1839. In 1888, the site comprised six buildings including three two-storey shops at 151-155 Bourke Street, two two-storey shops at 157-163 Bourke Street and a single-storey house fronting the laneway currently known as Coromandel Place (Fels, Lavelle, Mider 1993, Inventory no 653).

The subject site comprises two co-joined buildings: one built in 1915-16 (151-155 Bourke Street, on the east side of the site); and the other constructed in 1929 (157-163 Bourke Street, on the west side of the site). The Edwardian-era building at 151-155 Bourke Street was extensively altered with a completely redesigned façade in 1938. The connection of the two buildings was carried out in 1956 (*Argus* 3 July 1955:3).

151-155 Bourke Street

By c1910-12, the site of 151-155 Bourke Street had been acquired by World's Picture & Theatre Co. In December 1912, the company announced plans to erect a new grand picture theatre, the Empire Picture Theatre, with facilities to seat over 2000 people (see Figure 1). Shares were sold to the public: 75,000 shares of 10 shillings each were advertised, with the first release of 40,000 shares offered at one shilling per share. In 1915-16, the three-storey Empire Theatre was built to the design of architect Sydney H Wilson (*Age* 7 May 1910:2; *Argus* 6 December 1912:4; S&Mc 1916). By 1929, the Empire was part of the Hoyts chain (*Everyones* 1929:44).

During the early 1930s, the building was re-purposed as a dancing hall known as Centenary Palace (S&Mc 1933-1935). Figure 2 shows the building around this period.

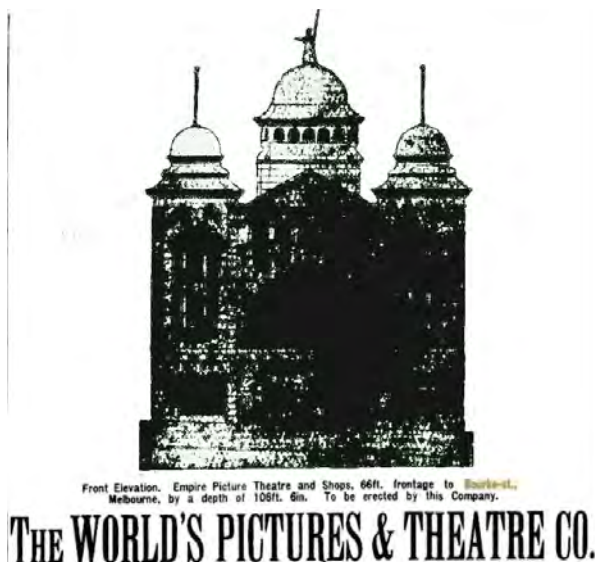


Figure 1. The initial elevation planned for the Empire Theatre. (Source: *Age* 7 May 1910:2)



Figure 2. Photograph from 1935 showing the Empire Theatre and the interwar building at 157-163 Bourke Street (RHS). (Source: Moir 1935, SLV copyright)

In 1936, an Adelaide furnishing company, Malcolm Reid & Co Ltd, leased the former Empire Theatre, then owned by Mr Jones MLC, and opened its first Melbourne store (*Argus* 11 August 1936:9).

The founder of the company, Malcolm Reid, born in Port Adelaide in 1857, operated timber mills and yards in the boom years at Broken Hill and on the Rand goldfields in South Africa. He later went into the manufacturing and selling of home furnishings, establishing Malcolm Reid & Co Pty Ltd in 1911. Reid died in 1933 (*Chronicle* 23 March 1933:46; *Argus* 11 August 1936:9).

After operating their showrooms at the theatre building for two years, in 1938 Malcolm Reid & Co Pty Ltd announced the complete remodelling of the building. According to the *Argus*, the work carried out was as follows:

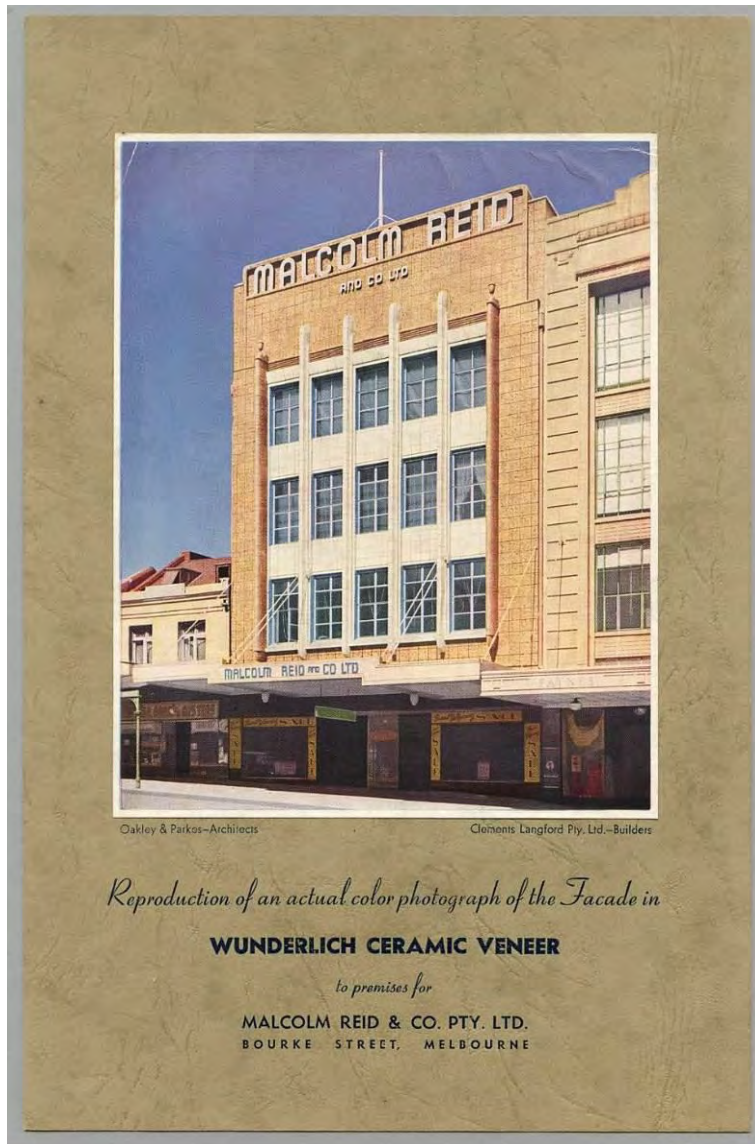
The total floor space of the store is being increased to 20,000 square feet by extending the ground floor, basement, and first floor over the full depth of the site and by adding a new second and third floor over the whole area.

The present front of the building will be demolished and the new façade will be faced with architectural terra cotta above the cantilevered verandah. Provision is being made for floodlighting the building at night (*Argus* 11 October 1938:8).

The architects of the remodelling project were Oakley & Parkes and the builder was Clements Langford Pty Ltd (*Argus* 11 October 1938:8). The façade was finished with Wunderlich Limited's faience tiles, branded as 'Wunderlich ceramic veneer' (see Figure 3). Wunderlich Limited was a New South Wales-based architectural elements manufacturer that commenced manufacturing architectural terra cotta tiles after World War One. By the mid-1920s they had two tile works in Melbourne: in Brunswick and Sunshine (Wilson 2009:4).

A leaflet published by Wunderlich Limited during the 1940s featured a colour photograph showing the original façade of Malcolm Reid & Co Ltd's showroom at 151-155 Bourke Street, which featured a parapet with three-dimensional signage (see Figure 3).

Malcolm Reid's furniture store had a long association with 151-163 Bourke Street, operating their store from the premises for almost 50 years from 1936, later expanding into both buildings at 151-163 from 1953 to c1984 (*Age* 22 August 1984:61).



A7437-28/689
11.6.2009

Figure 3. A leaflet, c1940s, showing a colour photograph of Malcolm Reid & Co's building at 151-155 Bourke Street. (Source: Wunderlich Ltd, c1940s [copyright](#))

157-163 Bourke Street

In November 1926, the two-storey brick building at 157-163 Bourke Street owned and occupied by W H Bruce Ltd, tailor and mercer shop, was sold to developers City Property Pty Ltd (RB 1930-31; Age 29 November 1926:2). By 1928, Payne's Bon Marche Pty Ltd, drapers, opened its second display store in the former two-storey shop at 157-163 Bourke Street, while operating their main store across the road at 138-144 Bourke Street (*Herald* 22 March 1928:12). Payne's Bon Marche drapery was founded in Bourke Street in 1885 by Irish businessman, John Payne. In 1909, a new main store was erected at 138-144 Bourke Street. In the late 1920s, commissioning architects H W & F B Tompkins, Payne redeveloped his Bourke Street properties (see **Figure 4**), including the fire-damaged main store (138-144 Bourke Street) and two other retail buildings (130-132 and 134-136 Bourke Street) in the adjoining land.



Figure 4. Now demolished Payne's buildings between 134-144 Bourke Street in 1955. (Source: *Herald* 2 December 2018)

In December 1928, tenders were invited for the purchase and removal of the Payne's Bon Marche building at 157-163 Bourke Street by appointed architects, H W & F B Tompkins (*Argus* 19 December 1928:3). Coinciding with the tender notice, throughout late 1928 and the beginning of 1929, Payne's held a 'special rebuilding sale' of stock (*Herald* 13 February 1929:14; *Herald* 7 January 1929:3).

In January 1929, the application for the erection of 'brick premises' at 157-163 Bourke Street was lodged with the City of Melbourne. The cost for the construction of the four-storey shop was £8000, and the shopfront was completed at an additional cost of £1000 (MBAI 11205 and 11680). The building plans dated 19 January 1929 show the original façade design prepared for Payne's by the architects H W & F B Tompkins. Signage was located under the pedimented parapet and above the ground-floor shopfronts (see Figure 5) (PROV VPRS11200/P1/1382).



Figure 5. The 157-163 Bourke Street elevation from 1929 plans by architects, H W & F B Tompkins. Note the pediment and signage reading 'Payne's'. (Source: PROV VPRS11200/P1/1382)

The ground floor of the new building at 157-163 Bourke Street reused the existing concrete floor and basement space of the former building on site. The lobby was to feature large showcases, with a separate entry leading to the staircase to the upper levels on the right-hand side. A goods lift and a narrow staircase were to be provided to the rear of the premises (PROV VPRS11200/P1/1382).

By late 1929, the new four-storey store and office building had opened at 157-163 Bourke Street. Payne's Bon Marche drapery store was addressed at 157-161 Bourke Street, and a separate business, Bon Marche Cash Order Co Pty Ltd, occupied the upper floor spaces addressed as 163 Bourke Street (S&Mc 1930).

Payne's Bon Marche Pty Ltd operated from the building for 25 years until the mid-1950s.

151-163 Bourke Street, post-1956

In 1953, Malcolm Reid & Co (Vic) Ltd, operating from 151-155 Bourke Street, purchased the adjoining building at 157-163 Bourke Street (*Advertiser* 15 September 1953:12). A N Reid, the director of Malcolm Reid, informed the public that the building would be altered to link with their existing store at 151-155 Bourke Street (*Argus* 3 July 1955:3).

The Melbourne Building Application Index for 157-163 Bourke Street lists substantial building works carried out in 1956, totalling £18,742, which presumably included the connection of the building with the adjoining premises of 151-155 Bourke Street (S&Mc 1955, 1960; MBAI 30285, 30400). The parapet at 157-163, which had featured Payne's signage, may have been altered around this time (see Figure 6) (*Age* 20 November 1985:32).

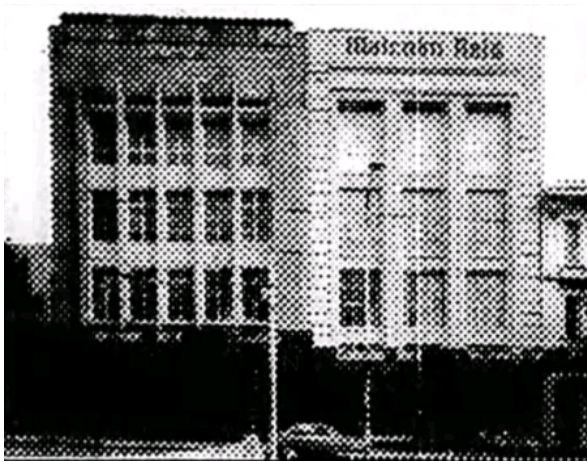


Figure 6. 151-163 Bourke Street photographed in 1985. Note the parapet at 157-163 has been replaced with 'Malcolm Reid'. (Source: *Age* 20 November 1985:32)

In 1960, an addition was made at the 'rear of 151-155' Bourke Street at a cost of £15,000 (MBAI 33854). This possibly included alterations to the two-storey Victorian-era brick warehouse at 13 Coromandel Place, at the immediate rear of 151-155 Bourke Street, which was incorporated as part of the Bourke Street buildings at this time. A Mahlstedt Fire Survey Plan, amended in the 1960s, shows the Malcolm Reid store by this stage occupying three interconnected buildings at 151-155 Bourke Street, 157-163 Bourke Street, and 13 Coromandel Place (see Figure 7) (Mahlstedt Map, section 1, no 5, 1948).



Figure 8. Newspaper advertisement showing the site in 1998 with additions carried out in the 1990s. (Source: *Age* 15 November 1998:63)

Oakley & Parkes, architects

The *Encyclopedia of Australian Architecture* contains the following entry for architects Oakley & Parkes:

Oakley & Parkes was a partnership of Melbourne-born architects Percy Oakley (1883-1955) and Stanley Parkes (1894-1986), lasting from 1926 until 1955. Parkes concentrated on design while Oakley was primarily responsible for seeking new clients, administration and specifications... (Dernelley 2012)

Oakley...attended the Working Men's College (now RMIT University) at night to become an architect. Initially working for King & Stainsbury, Oakley began practicing as an architect in 1908, forming a partnership with A S Eggleston in 1914. This partnership was dissolved in 1923...and Oakley established his own firm. Parke's architectural training was disrupted by his war service from 1914 to 1919. After studying at the Working Men's College and the University of Melbourne, he was articled with Eggleston & Oakley, where he remained until leaving with Oakley. ...in 1926, the firm Oakley & Parkes was established. They were commissioned to design 'The Lodge' (1926), intended only as a temporary residence for the Prime Minister. They eventually designed 150 houses in Canberra, as well as a number of other buildings. (Dernelley 2012)

Oakley & Parkes completed over 370 known works. Notable works include:

- Spicers & Detmold Factory, Coburg, 1940 (with Carleton & Carleton);
- Equity Chambers, Bourke Street, Melbourne, 1931;

- ANZAC House, Collins Street, Melbourne, 1938-39;
- Rippon Lea mansion entrance lodge, 1926;
- Brighton Sea Baths, 1936;
- Yule House, Little Collins Street, Melbourne, 1932 (with Rae Featherstone); and
- Kodak House, Collins Street, Melbourne, 1934-35.

H W & F B Tompkins, architects

The *Encyclopedia of Australian Architecture* contains the following entry for architects H W & F B Tompkins:

H W & F B TOMPKINS, architects were established in 1898 when the brothers won a design competition for the Commercial Travellers Association CTA Clubhouse, 190 Flinders Street, Melbourne. Henry Harry William (1865-1959) and Frank Beauchamp Tompkins (c1867-1952) were born in England and educated in South Africa. They migrated to Australia with their parents in 1886. Harry became an assistant architect to Richard Speight Jnr and Frank worked with a number of architects including Evander McIver and Nahum Barnet. By the mid-1890s Harry had entered a partnership, forming Speight & Tompkins of 493 Collins Street, Melbourne. He left the partnership in 1896 to take up a position in the Western Australia Public Works Department, but was retrenched in 1898 and returned to Melbourne and formed the partnership of H W & F B Tompkins.

The competition win established the firm and by the early 20th century, H W & F B Tompkins was a leading commercial firm. Their commercial work up to WWII reflects the three influences popular at the time: the Romanesque style popularised by such architects as H.H. Richardson in the United States during the late 19th century; the Baroque Revival of the early 20th century, popular in Chicago and San Francisco after 1908; and the Moderne or interwar functionalist style of the 1930s.

The firm is one of the longest surviving in Victoria. In the 1950s it became Tompkins & Shaw when P M. Shaw entered the partnership and then Tompkins, Shaw & Evans when Stan Evans joined. In 2003 it was acquired by Michael Davies Associates, forming a new firm, Tompkins MDA Group (Beeston 2012:707-708).

SITE DESCRIPTION

151-163 Bourke Street comprises two four-storey buildings that were joined in 1956. 151-155 Bourke Street was originally constructed in 1915-16 and extensively remodelled in 1938. 157-163 Bourke Street was constructed in 1929. Linked in 1956, 151-163 Bourke Street was converted to apartments around 1998. The eastern building at 151-155 has a façade designed in the interwar Moderne style, while the western building at 157-163 is in the slightly earlier Chicagoesque style.

The Modern style façade of 151-155 Bourke Street is clad in glazed terracotta (faience), fixed to non-loadbearing brickwork. It comprises five equal width vertical panels of glazing separated by narrow mullions that terminate at the deep parapet. The parapet has small rectangular openings centred on the five vertical panels, although these may have been inserted during the 1990s redevelopment works. There is a solid vertical panel at each end of the façade.

The original steel framed multi-paned windows survive at the upper three levels, with each module comprising eight rectangular sashes, all of which are an identical size with horizontal emphasis. At the third-floor level, the original glazed terracotta transoms have been replaced with small Juliet balconies constructed of fibre cement or a similar material. The eastern side wall of 151-155 Bourke Street retains a painted sign with the name of Malcolm Reid, the owner and occupant of the building from 1936.

The façade of 157-163 Bourke Street is of painted render, probably over non-loadbearing brickwork walls. It comprises three equal width vertical panels of glazing separated by wide mullions that support a deep parapet and spandrels. The spandrels, tops of the glazing panels and parapet feature stylised decoration, including acanthus leaves. The parapet has small rectangular openings centred on the three vertical panels, although these may have been a 1990s modification. There is a rusticated vertical panel at each end of the façade, typical of the Chicagoesque style.

The original steel framed multi-paned windows survive at the upper three levels. At the third-floor level, the original painted render transoms have also been replaced with small Juliet balconies constructed identical to the adjoining façade at 151-155 Bourke Street.

The ground floors of both façades have been significantly altered with a contemporary shopfront and hotel entry foyer. There is a suspended box awning above the ground floor.

The 1998 apartment redevelopment resulted in the remodelling of the earlier buildings. The facades remained substantially intact and sections of the side and rear walls of both buildings were retained. A new additions including three additional set back storeys was constructed above the existing buildings. The addition demonstrates a contemporary design approach to materials and articulation and is both visible and uniform across the parapets of these two distinct buildings. The limited scale and setback of the new structure means that it does not dominate the individual character or uniform scale of the two facades.

INTEGRITY

Both buildings at 151-155 and 157-163 Bourke Street have been substantially modified as part of the 1998 apartment conversion, though retain the façades and the side and rear walls. As part of the apartment conversion the façades underwent conservation work and retain a high degree of three-dimensional and material integrity. 151-155 Bourke Street retains its glazed terracotta (faïence) façade emphasising verticality, steel-framed multi-paned windows and parapet with Art Deco detailing. 157-163 Bourke Street retains its elements representative of the Chicagoesque style, including the vertical glazing separated by wide mullions, decorative spandrels, glazing panels and parapet and rusticated vertical panels at each end. At the third level both buildings have had their transoms replaced and small Juliet balconies added, and openings have been punched through both parapets. At street level shop fronts have been significantly altered over time. The limited scale and setback of the apartment development above the pair of buildings means that it does not dominate their individual character or uniform scale, leaving the original storey height, form and characteristic stylistic details legible.

COMPARATIVE ANALYSIS

151-163 Bourke Street comprises two buildings completed during the interwar period in 1929 (157-163) and 1938 (151-155). Both buildings utilised brick as its main building material, while the

structural steel and reinforced concrete framing became popular building materials in central Melbourne. Departing from load-bearing brick walls, many examples from the interwar period employed these new building methods that allowed windows to become larger and more prominent on façades, while also facilitating increased building heights.

Comprising an expressed structural system of concrete columns and floor plates, the interwar department store and commercial buildings in central Melbourne often utilised the Commercial Palazzo, Chicagoesque or Moderne styles, as seen in landmark examples and other office/retail buildings around the city.

Built in 1929, the façade at 157-163 features some elements characteristic of the Chicagoesque style, which typically adopted understated classical detailing in the form of dentils to parapets, capitals to columns or mouldings to spandrel panels (Lovell Chen 2017:21). Remodelled in 1938, the façade at 151-155 Bourke Street has some elements influenced by the Moderne style, with the use of strong verticality and non-historic ornaments.

The following examples in Melbourne are comparable with 157-163 Bourke Street, being of a similar use, scale, location and/or creation date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dated c2000 or later.

Benjamin House, 358-360 Little Collins Street, 1929 (HO1210)

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, Chicagoesque style facade, and large windows to the east elevation above ground floor level.



Figure 9. 358-360 Little Collins Street, built in 1929.

482-484 Bourke Street, 1926 (Interim HO1241 – Recommended as significant in the Hoddle Grid Heritage Review)

482-484 Bourke Street is a four-storey reinforced concrete commercial building originally built for Victorian Amateur Turf Club (later known as the Melbourne Racing Club). The building façade features classical styling associated with the classical revival styles of the interwar period.



Figure 10. 482-484 Bourke Street, built in 1926. (Source: iHeritage)

Former Union Bank, 351-357 Elizabeth Street, 1926-1927 (HO1019)

A five-storey rendered brick bank building. Designed by Butler & Martin in the Commercial Palazzo style and built for the Union Bank by Thompson & Chalmers in 1928.



Figure 11. 351-357 Elizabeth Street, built in 1926-27.

The following examples are comparable with 151-155 Bourke Street, being of a similar use, scale, location and/or creation date. They are selected examples of Melbourne's Moderne style offices or retail buildings with faience-clad façade.

Diamond House, 313-317 Bourke Street, 1936 (Significant in HO509 Post Office Precinct)

Diamond House is a four-storey brick building designed by H W & F B Tomkins in the Moderne style and built by E A Watts in 1936.



Figure 12. 313-317 Bourke Street, built in 1936. (Source: Google 2019)

Akira House, 18 Queen Street, 1937 (VHR H0397; HO729)

A ten-storey reinforced concrete former office building. It features a striking facade of black, green and grey terracotta faience tiles. Designed by James H Wardrop in the Jazz Moderne style. It was built by Swanson Bros in 1937 at a cost £11,000. Originally of six storeys a further four were added when the building was refurbished, subdivided and converted to apartments in 1998.



Figure 13. 18 Queen Street, built in 1927.

Former Patersons Pty Ltd, 152-158 Bourke Street, 1934 (Interim HO1266 – Recommended as significant in the Hoddle Grid Heritage Review)

The former Patersons Pty Ltd Building was built for the Paterson family as a furniture retailing outlet. The building was designed by architect Arthur W Purnell and is a fine example of a Moderne/Jazz Moderne façade from the interwar period.



Figure 14. Former Patersons Pty Ltd 152-158 Bourke Street, built in 1934.

Former Kodak House, 252 Collins Street, 1935 (HO593), and Lyric House, 250 Collins Street, 1930 (Significant in HO502 The Block Precinct)

Originally known as Kodak House (left-hand side in Figure 15), 252 Collins Street is an eight-storey office building with a basement and ground level retail. Designed by Oakley & Parkes in the Art Deco Moderne style it was built in 1935. Of note is the use of stainless steel for the spandrels and mullions, a first for Melbourne. Refurbished and sub-divided in 1997.

Lyric House (right-hand side in Figure 15) is a five-storey office building with Art Deco detailing, designed by A & K Henderson and built in 1930.



Figure 15. 250 Collins Street on right (built in 1930) and 252 Collins Street on left (built in 1935).

151-155 Bourke Street is a largely intact example of the 1930s retail building with Moderne elements. However, in comparison to some of the larger scale examples currently on the City of Melbourne's Heritage Overlay (HO), it is more modest in scale and more restrained in its use of the style, while demonstrating considerable sophistication in its attention to detail and use of materials including glazed terracotta faience cladding. Constructed in 1936 to the design of eminent practitioners of the style H W & F B Tompkins, the HO listed Diamond House at 313-317 Bourke Street is a comparable but larger scale example of the restrained yet refined use of the Moderne style architecture in the central city area.

157-163 Bourke Street is a largely intact example of the Chicagoesque style. However, in comparison to some of the larger scale examples currently on the City of Melbourne's Heritage Overlay, it is more modest in scale, while demonstrating sophistication in its attention to detail and use of materials including large panels of multi-pane steel framed windows. Benjamin House at 358-360 Little Collins Street and the former Kodak House at 252 Collins Street, both HO listed buildings, are comparable examples of the restrained yet refined use of the Chicagoesque style.

The subject buildings at 151-163 Bourke Street are highly unusual in the central Melbourne context as being identical in height and numbers of floors, while demonstrating how stylistic tastes evolved within a relatively short time frame of ten years. Between 1929 and 1938, the popularity of the conservative Chicagoesque style for new development had waned, with the non-classical Modern style becoming the style of choice.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
✓	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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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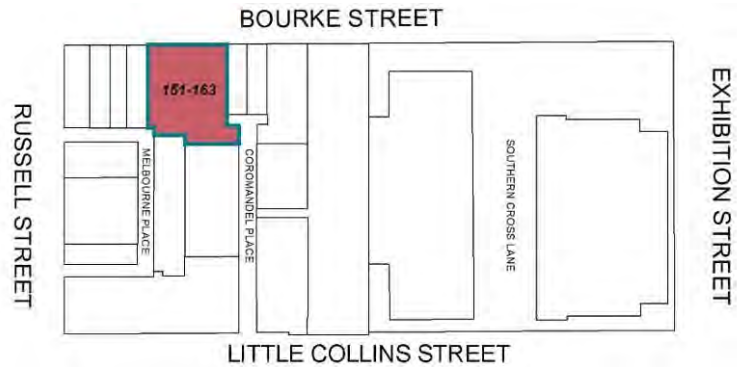
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STATEMENT OF SIGNIFICANCE

Heritage Place: Former Malcolm Reid & Co Department Store



PS ref no: HO1302XXXX



What is significant?

151-163 Bourke Street, Melbourne, comprising two four-storey buildings respectively completed in 1938 (151-155 Bourke Street, designed by Oakley & Parkes) and 1929 (157-163 Bourke Street, designed by W & F B Tompkins).

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

- The form and scale of the original four-storey buildings (151-155 and 157-163);
- The original patterns of symmetrical façade geometry and fenestration, including recessed spandrels, projecting mullions, terracotta faience cladding (151-155), vertical rusticated end panels (157-163); and
- The original multi-paned steel-framed windows at the first, second and third levels.

Later alterations, including the Juliet balconies, openings in the parapets, awnings and alterations made to the street level shopfront are not significant.

How it is significant?

151-163 Bourke Street, Melbourne, is of local historical, representative, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

The buildings at 151-163 Bourke Street are historically significant for the evidence they provide of an important phase in Melbourne's retail history; and the rise in popularity of the department store from the 1920s in the central city. Their long use as department stores began in 1929 (for 157-163) and 1936

(151-155, in the former Empire Theatre built 1915-16). Both comprising four floor levels, 151-155 Bourke Street (built 1915-16 and extensively remodelled in 1938 in Moderne style by architects Oakley & Parkes), and 157-163 Bourke Street (built 1929 in Chicagoesque style to a design by architects H W & F B Tompkins) are representative of the small-scale wave of development in central Melbourne during the later interwar period that replaced the low scale masonry buildings dating from the late nineteenth and early twentieth centuries. (Criterion A and D)

The buildings at 151-163 Bourke Street are significant as small-scale examples of Chicagoesque and Moderne style buildings, two popular styles in the later interwar period. Both buildings demonstrate the key characteristics of their respective styles. 157-163 Bourke Street utilised the conservative aesthetic of the Chicagoesque style, which stands in contrast to the streamlined confidence of the Moderne style at 151-155, although the latter is a relatively restrained derivative of the style. The façades demonstrate the symmetry, strong vertical emphasis with projecting mullions and recessed spandrels that were common to both styles, while also exhibiting considerable sophistication in their attention to detail and use of materials including glazed terracotta faience cladding (151-155) and large panels of multi-pane steel framed windows. 157-163 is a modestly scaled and restrained but substantially intact example of the Chicagoesque style. It is notable as a work of the eminent firm of Melbourne architects H W & F B Tompkins, who were primarily recognised at the time for their Art Deco designs. This wave of building also utilised the engineering benefits of steel and concrete frame structures to maximise window areas and to provide flexibility for external articulation and decoration. (Criterion D)

The pair of buildings demonstrate how stylistic tastes evolved within a relatively short time frame of ten years. Between 1929 and 1938, the popularity of the conservative Chicagoesque style for new development had waned, and the non-classical Modern style had become the style of choice. (Criterion E)

The buildings are also significant for their long association with the retail businesses Malcolm Reid & Co Pty Ltd and Paynes Bon Marche Pty Ltd, which operated department stores at the site for almost 50 years and 25 years respectively. By late 1929, a new four-storey store and office building opened at 157-163 Bourke Street, built to a design by architects H W & F B Tompkins for Payne's Bon Marche drapery. Payne's drapery occupied the site for some 25 years, from 1929 to 1953. In 1936, the Adelaide furnishing company, Malcolm Reid & Co Ltd leased the building at 151-155 (built originally as the three-storey Empire Picture Theatre in 1915-16). Malcolm Reid had the building completely remodelled in 1938 to a design by architects Oakley & Parkes for use as the company's Melbourne showroom and retail store. In 1953 Malcolm Reid also occupied 157-163, and the buildings were linked. By 1960, the Malcolm Reid store occupied three interconnected buildings at 151-155 Bourke Street, 157-163 Bourke Street, and 13 Coromandel Place. The company operated from the site for almost 50 years, until c1984. (Criterion H)

Primary source

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

SITE NAME	Former Patersons Pty Ltd
STREET ADDRESS	152-158 Bourke Street Melbourne
PROPERTY ID	101212



SURVEY DATE: May 2017

SURVEY BY: Context Pty Ltd

HERITAGE INVENTORY H7822-1516

EXISTING HERITAGE OVERLAY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

DESIGNER / ARCHITECT / ARTIST: Arthur W Purnell

BUILDER: Not known

DEVELOPMENT PERIOD: Interwar Period (c1919-c1940)

DATE OF CREATION / MAJOR CONSTRUCTION: 1934

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a commercial city	5.5 Building a manufacturing capacity 5.4 Developing a retail centre
	OTHER SUB-THEMES
3 Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 23	Inventory no: 516
Character of Occupation: Commercial	
Block between Coverlid Place and Brien Lane owned by William Martin & J J Thomson since 1850s. Bought by Abbondio Campi in 1882. Campi's first store built 1884-5. Campi's second store built 1889.	
1866 Cox	
1880 Panorama	
1888 Mahlstedt	
1905/6 Mahlstedt	
THEMATIC MAPPING AND LAND USE	
1890s	Retail
1920s	Retail or warehouse – furniture
1960s	Commercial and retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The (former) Patersons Pty Ltd Building (1934) was built for the Paterson family as a furniture retailing outlet. The building was designed by architect Arthur W Purnell and is a fine example of a moderne façade from the Inter-war period.

HISTORICAL CONTEXT

Building a commercial city

Building a manufacturing capacity

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later nineteenth century and early twentieth century tended to be built outside the City of Melbourne, where land was more easily obtainable (Context 2012:44).

From the 1930s, like the rest of Australia, an increasing proportion of the city's workforce took up jobs in manufacturing, an industry that led Australia's recovery from the economic depression of the late 1920s-early 1930s, when, the *Encyclopedia of Melbourne* notes, a

steep rise in tariffs, devaluation of the Australian pound, falling wages and electricity costs all made local producers far more competitive internationally. Textiles benefited first, then the metals industries and engineering took over as pacemakers (Dingle 2008).

Developing a retail centre

Department stores offered customers a wide range of goods, organised into 'departments', under the one roof. In Melbourne, department store Buckley and Nunn, which opened in 1854, established Bourke Street's reputation as the preferred retail strip. Russian immigrant Sidney Myer bought a block in Bourke Street in 1911, where he established his successful Myer emporium (Context 2012:43).

Chain department stores grew rapidly after 1920. With increasing car ownership and widespread distribution of shopping catalogues, by the 1920s department stores attracted shoppers from both the suburbs and rural areas.

Department stores elevated 'fashion, drapery and furnishings to a level of luxury and range which differentiated it from the everyday or rural emporium'. According to the 1948 retail census, in Victoria the 130 shops defined as department stores accounted for 10.3 per cent of retail sales. In money terms the stores sold 30.3 per cent of drapery, clothing and soft furnishings; 18.1 per cent of hardware, ironmongery and crockery; and 15.4 per cent of furniture and floor coverings (Young and Spearritt 2008).

Shaping the urban landscape

Expressing an architectural style

The interwar period brought with it a surge in tall building construction in the central city, made possible by the use of structural steel and reinforced concrete framing. In response, a height limit was imposed by the City Council in 1916, dictated by the limitations on fire-fighting at that time. A maximum height of 40 metres was dictated for steel and concrete buildings, a limit that was not broken until the 1950s. Commercial buildings in the 1920s were mainly of the Commercial Palazzo style, as exemplified by Harry Norris's Nicholas Building in Swanston Street (1925). The style was an early attempt at creating a style suitable for the tall building. It was divided into a base, shaft and cornice, much like a Renaissance palazzo. The scale, however, was greatly enlarged, with the shaft

stretching up to 10 storeys. By the 1930s, the soaring height of the new office towers was embraced and the vertical thrust emphasised in the commercial gothic style and the jazz moderne. Landmark examples include, respectively, Marcus Barlow's Manchester Unity Building (1929-32) and the Tompkins Bros' Myer Emporium in Bourke Street (1933) (Context 2012:19-20).

SITE HISTORY

The buildings at 152-158 Bourke Street comprise six interconnected brick buildings between Bourke Street and Little Bourke Street, varying from two to five storeys. The former Patersons Pty Ltd building faces Bourke Street. Several former warehouses stand at Coverlid Place, including two that were built by William Radden in 1885 (at the northern end) and in 1889 (at the southern end). A two-storey building constructed in the mid-Victorian era faces Little Bourke Street (CoM Maps 2017). This citation assesses the former Patersons Pty Ltd building only.

The land on which the subject building stands at 152-158 Bourke Street has been occupied by a number of commercial enterprises since 1866. It is now occupied by the former Patersons Pty Ltd building. The block between Coverlid Place and Brien Lane was owned by William Martin and J J Thomson from the 1850s. It was bought by Abbondio Campi in 1882. Campi's first store was built in 1884-85, and his second store in 1889 (Fels, Lavelle & Mider 1993, Inventory no 516).

Patersons Pty Ltd was first established in 1884 as a small Richmond furniture business, later the Richmond Furniture Company, by Simeon Nathan, and his brother, George Nathan. Another branch was opened in Footscray in 1889. Simeon became mayor of Richmond in 1896 (*Daily Telegraph* 1 August 1925:13; University of Melbourne 2012; *Age* 29 August 1936:6).

In 1896, new premises were built for the business at 152-154 Bourke Street, Melbourne, and named Patersons Furniture Warehouse (Figure 1, Figure 2). Designed by architects Fisher and Youelle, it was constructed by master builders Clements Langford Pty Ltd (University of Melbourne 2012). Patersons Furniture opened another large store in Fitzroy in 1911.



Figure 1. Patersons Furniture Warehouse, 152-154 Bourke Street constructed 1896. (Source: University of Melbourne 2012)

Patersons Furniture Company was incorporated in 1923 and grew into one of Melbourne's largest furniture firms (University of Melbourne 2012).

Simeon Nathan, the founder of Patersons Pty Ltd with his brother George, died from heart failure on 30 July 1925 aged 64 years; he was chairman of directors of both Patersons Pty Ltd and the Richmond Furniture Company, and president of the Victorian Bowling Association at the time of his death. His son, Harold Benjamin Nathan, born in Richmond in 1887, became chairman-director of Patersons Pty Ltd (*Riverine Herald* 21 July 1938:3; *Daily Telegraph* 1 August 1925:13).

A large fire in 1929 that started at Payne's Bon Marche in Bourke Street caused significant damage to the three upper floors of Patersons Furniture Warehouse (*Sydney Morning Herald* 22 July 1929:11).

A new building for Patersons Pty Ltd was constructed in 1934. The building was designed in the moderne style by architect Arthur W Purnell, who, in that year, also invited tenders for extensions and alterations at the rear of premises at 152-158 Bourke Street (*Age* 31 January 1934:4). Purnell's sketch of the new Patersons building (Figure 2).

In March 1934, the *Age* reported that:

An interesting example of present-day tendencies to introduce colour into the facades of shopping premises - tints now produced scientifically to accord with local climatic conditions - will be found...in the new stores being erected in Bourke-street for Paterson's Pty. Ltd. The whole front of the building will be faced with [terra cotta] tiles of a mottle-green tone, these being selected because of the southern aspect. It is of interest to note that, after repeated experiments, a bright color is preferable in the city when buildings face to the south. As will be seen from a sketch of the architect, Mr. A. W. Purnell, of Collins-street, the vertical piers, which are to project about eight inches, will be accentuated, and the central portion treated as the main focal point to the eye of an observer. The balconette and canopy above the middle of the facade were included in the design to strike a true balance between the various structural elements. Other harmonious notes will be the ornamental panels and shallow bas-relief between the piers at the first-floor level. The spaces here will be dressed with cement renderings of a dark ivory shade to match the subdued appearance imparted by the green tiles.

An additional floor area of 8200 square feet will be available when the new premises are completed, or a total area for the block of 24,500 square feet. Internally, the ceilings will be lined with fibrous plaster, with the beams and cornices of modern and distinctive design. The columns will be cased up to the height of seven feet in figured Australian hardwood panels, and a staircase of selected blackwood incorporated. The manager's office on the first floor will receive special treatment, acid glass and chromium being specified for lighting and other fittings. It is proposed to install powerful lights at the top of the columns, by which arrangement customers entering from the head of the staircase at the front of the building will be enabled to see a wide range of goods. The street windows will be formed of sand-blasted glass in an amber shade to give a soft and diffused light. As an integral part of the elevation an electric name sign will be introduced vertically and mid-way in the façade.

*The foundations will be completed shortly by the master builder, Mr. M. L. Massey, and the stores will be occupied by the firm in about four months (*Age* 27 March 1934:5).*

The new premises housed a variety of furniture for the home (Figure 3).

In 1938, Patersons took over Pears' Furniture stores, including six 'modern shops' at Horsham, Ballarat, Colac, Warragul, St Arnaud and Chapel Street, Prahran (*Horsham Times* 1 July 1938:1).

Director and chairman of Patersons Pty Ltd, Harold Nathan, died at Toorak in 1938, just weeks after the merger with Pears' Furniture (*Riverine Herald* 21 July 1938:3).

Under the leadership of managing director, Maurice Nathan, Patersons Pty Ltd underwent significant expansion after World War Two, stocking a range of items for the home. In 1948, the company managed sixteen branches in Victoria and in that year took over Andrade's furnishings in Mount Gambier, South Australia (*Border Watch* 16 October 1948:12). Formed as a public company, Patersons (Australia) Ltd, in 1949, in 1950 the company issued 600,000 shares to provide for further business expansion (*Sun* 12 December 1950:3). In this year it operated 22 branches.

In 1955, Patersons Pty Ltd purchased properties with frontages to Bourke Street and Little Bourke Street from G J Coles, who had bought the properties in 1954 to build a new store, for approximately £250,000. Patersons planned to demolish Ushers Hotel at 202-204 Bourke Street and the adjoining Maples store building to make way for the 'largest furniture emporium in Australia'. The building design by Bogle and Banfield was to follow the 'latest American store planning trends' and house the headquarters of the company, by which time had 33 branch stores. The existing Paterson store at 152-158 Bourke Street was to remain (*Argus* 12 August 1955:3). The planned emporium was never constructed.

Today the former Paterson Pty Ltd building at 152-158 Bourke Street houses businesses and a number of retail outlets.

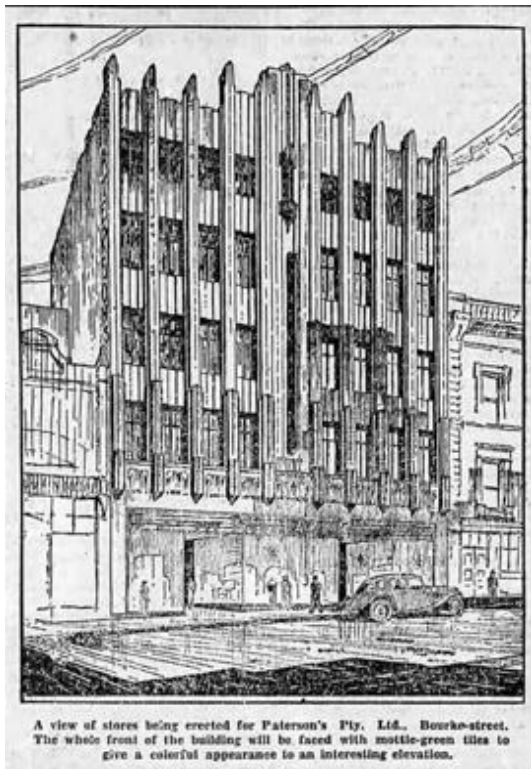


Figure 2. Purnell's sketch of the new Patersons building at 152-154 Bourke Street, 1934. (Source: Age 27 March 1934:5)



Figure 3. Advertisement for Patersons, 1935. (Source: Argus 6 April 1935:20)



Figure 4. Patersons Furniture Warehouse in 1920 shown in a section of Melbourne 1920, showing Bourke Street, 1920, by Row. (Source: SLV)

Arthur W Purnell, architect

Arthur W Purnell designed the 1934 Patersons building. The University of Melbourne Archives is the custodian of Arthur W Purnell's architectural drawings, and provides the following information about Purnell's practice:

Arthur W. Purnell (1878-1964) was a Geelong-born architect who built a thriving practice in Melbourne. Arthur Purnell had a long and successful career, maintaining a busy architectural practice in Melbourne - both on his own and in partnership with others - until he retired in the late 1950s. Over this time he designed hundreds of buildings, ranging from garages to grandstands.

His eclectic repertoire included Chinoiserie, Italianate, Modern, Neo-Classical, Queen Anne, Spanish Mission and even what would be described today as Post-Modern. Always eager to move with the times, he designed ornate Queen Anne-style houses in his thirties and plain ranch-style houses in his seventies. He also designed many factories, offices, shops and warehouses. A large number of these still exist, including the Melbourne landmark Michael's Corner (1915) on Elizabeth Street, Melbourne.

Purnell's commissions frequently reflected his own interests. As a lover of sport, for example, he designed a...variety of sporting facilities, including the Clifton Springs Golf Club (1926), the grandstand at Western Oval (1929), a greyhound-racing track at Tottenham (1927), the Olympia Sea Water Swimming Pool at South Melbourne (1937) and the Rosebud Yacht Club (1939). Indeed, he is perhaps best remembered for his last major commission, the Olympic Stand at the Melbourne Cricket Ground (1953-1955).

Regrettably, many of his best buildings have been demolished, such as the Wattle Path Palais De Danse and Café (1922), perhaps better known as St Moritz Ice Skating Rink.

Between 1900 and 1910 Purnell lived and worked in China. At least a dozen of Purnell's buildings still exist in China and recently Purnell has been 'rediscovered' by the Chinese and acclaimed as a major architect there.

Purnell initially set up on his own in the Nicholson Chambers at 101 Swanston Street. The practice gradually grew, so he moved to larger premises in Phair's Buildings at 327 Collins Street. In 1915 he went into partnership with Isadore George Beaver, a Manchester-born architect 19 years his senior. They moved office to Altson's Buildings at 82 Elizabeth Street. In 1925 the partnership with George Beaver ended and the following year Purnell moved to the Equitable Building at 314 Collins Street. In 1928 he went into partnership with Eric Hazel Round and William Alfred Graham.

Purnell also had a long-standing and a close client-architect relationship with Alexander George ('Alec') Barlow (1880–1937), a trailblazing, somewhat shady Melbourne car dealer. Redesigned car show rooms, racing stables and a house were amongst the work completed by Purnell for Barlow (University of Melbourne Archives 2016).

SITE DESCRIPTION

Located on the northern side of Bourke Street, between Exhibition Street and Russell Street, this five-storey building is distinguished by the dynamic moderne styling to the upper façade. The façade incorporates a combination of plain concrete with glazed tiling as accent decoration.

The ten vertical fins that extend beyond the stepped parapet provide vertical emphasis to the façade. Each fin projects slightly from the main façade and is clad in distinctive green-glazed terracotta tiles. Decorative elements such as a balconette and flag pole are located high on the building and contribute to the sense of verticality.

The vertical fins divide the symmetrical façade into eight vertical bays of equal width with a double width bay at the centre. Vertical bays are intersected by horizontal bands comprised of regular window openings over concrete spandrels, at each of the four upper levels of the building. Regular rectangular window openings have steel framed casement sash windows with four (unequal) panes.

A repeated curved Art Deco motif has been inscribed across the lowest concrete spandrel at the bottom edge of the façade, just above street level. A glazed and non-original shopfront is located at street level.

INTEGRITY

The upper four floors of the façade retain a high level of integrity. At street level the shopfronts have been altered.

COMPARATIVE ANALYSIS

Structural steel and reinforced concrete framing became popular building materials in interwar Melbourne. The 1930s interwar industrial or commercial buildings in Melbourne often embraced commercial gothic style and jazz moderne, as seen in landmark examples and other office/retail buildings around the city.

The subject building compares well with the following examples, drawn chiefly from the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The below images and descriptions are provided by CoM Maps unless stated otherwise.

Selected examples of Melbourne's offices/retail building from the 1930s include:

Bourke House and Hardy Brothers Jewellery Store, 340-342 Collins Street (HO1090) & 338 Collins Street (HO1007)

Formerly known as Burke House, 340-342 Collins Street is a seven-storey concrete rendered office and retail building, designed by Schreiber & Jorgensen in the Commercial Gothic style. It was built for the noted businessman and philanthropist Thomas Burke by The Reinforced Concrete & Monier Pipe Construction Company in 1930. At the time of completion, the property was valued at £60,000. It incorporates a two-storey brick shop. This shop was designed by Marcus Barlow in the moderne style and built for Hardy Jewellers in 1933. The ground floors of both buildings were integrated into one shop in 2002. Both buildings feature particularly fine terracotta facades.



Figure 5. 340-342 Collins Street constructed 1930 (left), and 338 Collins Street, constructed 1933 (right).

Norman's Corner Store, 180-182 Bourke Street, 1932 (HO1000)

An eight-storey brick office building with basement and ground level retail. Formerly a three-storey warehouse it was purchased by Mr Norman Sharpe from the clothier Leopold Leber in 1932 for £38,000. Mr Sharpe, a successful merchant from Morwell who had established a chain of stores in Gippsland, refurbished the building and established a drapery emporium which he named Norman's Corner Store. In 1935 the building was completely rebuilt with the addition of five extra storeys. The reconstruction was designed by Marcus Barlow in the jazz moderne style. It was subdivided into 23 commercial units in 2003.



Figure 6. Norman's Corner Stores, 180-182 Bourke Street constructed 1932.

Manchester Unity Building, 220-226 Collins Street, 1932 (VHR H0411; HO590, Significant in HO502 The Block Precinct)

A twelve-storey concrete encased steel office building with retail, offices, residential units and an arcade. Crowned with a turreted gothic style tower it is clad with a glazed terracotta faience.

Designed by Marcus R Barlow in the Neo-Gothic Commercial style and built for the Manchester Unity Independent Order of Oddfellows by WE Cooper Pty Ltd in 1932, the Manchester Unity Building houses twelve stories of offices, residential units, and retail spaces. The building is clad in glazed terracotta faience and crowned with a turreted gothic style tower.



Figure 7. Manchester Unity Building, 220-226 Collins Street, constructed 1932.

Myer Emporium, 314-316 Bourke Street, 1933 (VHR H2100; HO542, Significant in HO509 Post Office Precinct)

Seven storey rendered concrete department store with basement. Designed by H W & F B Tompkins and built by Clement Langford in 1933. The Bourke Street Mall store was first opened in 1911 and continues to trade today as the flagship store of the Myer department store chain.



Figure 8. Myer Emporium, 314-316 Bourke Street constructed 1933.

The subject building compares well with the above buildings, (all of which have Heritage Overlays) particularly in terms of its architectural style and dominant land uses. With its highly intact details, it is a finer example of jazz moderne building than the Former Bourke Building (HO1090) or the Hardy Brothers Jewellery Store (HO1007).

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
✓	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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

REFERENCES

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PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** C

**Central City Heritage
Study 1993** C

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

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Patersons Pty Ltd

PS ref no: [Interim HOHO1266](#)



What is significant?

The former Patersons Pty Ltd Building at 152-158 Bourke Street, built in 1934 to a design by architect Arthur W Purnell.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- The pattern and size of fenestrations to its Bourke Street façade at above ground level;
- The stepped parapet, concrete spandrels and steel framed casement sash windows; ~~and~~
- Green-glazed tiling, vertical fins, balconette and flagpole.

Later alterations made to the street level façade are not significant.

How it is significant?

The former Patersons Pty Ltd Building at 152-158 Bourke Street is of local historic, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

The building, 152-158 Bourke Street, built in 1934 for Paterson Pty Ltd as a furniture store and warehouse to a design by architect Arthur W Purnell, is historically significant for its association with manufacturing and retailing in the City of Melbourne. From 1938, and particularly after World War Two, Patersons expanded into suburban Melbourne, regional Victoria and interstate; by 1950 it operated 22 branches throughout Australia. Patersons Pty Ltd was listed as a public company in 1949 and was an important part of the Bourke Street retail strip until 1987. (Criterion A)

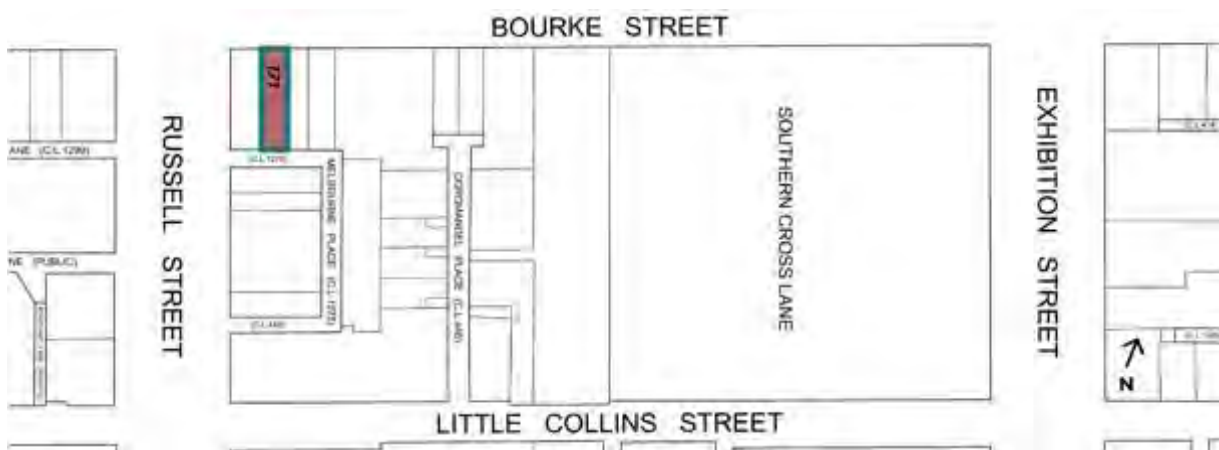
The former Patersons Pty Ltd Building at 152-158 Bourke Street is of local aesthetic significance for its upper façade which is a fine example of the moderne style that was popular in the interwar period. The particular characteristics include an emphatic vertical expression derived from the ten vertical fins that run the full height of the façade and extend beyond the stepped parapet. Projecting slightly from the main façade each fin is clad in distinctive green glazed terra cotta tiles. Decorative elements such as the balconette and flag pole contribute to the sense of verticality contrasted by horizontal bands of windows and concrete spandrels. A repeated curved Art Deco motif is inscribed across the lowest concrete spandrel at the bottom edge of the façade. (Criterion E)

The former Patersons Pty Ltd building at 152-158 Bourke Street is significant for its long association with the Paterson family, who manufactured furniture in Richmond from 1884, and who sold furniture and homewares from this site from 1896 and from the current building from 1934 until 1987. The building is also significant for its association with architect Arthur W Purnell, who, both on his own and in partnership with others, designed houses, factories, offices, shops, sports centres and warehouses in Melbourne. A large number of these buildings still exist, including the Melbourne landmark Michael's Corner (1915) on Elizabeth Street, Melbourne. (Criterion H)

Primary source

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

SITE NAME	Shop
STREET ADDRESS	171 Bourke Street Melbourne
PROPERTY ID	101125



SURVEY DATE: October 2017		SURVEY BY: Context	
HERITAGE INVENTORY	H7822-1656	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
		BUILDER:	N W Dike
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1867

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Building a retail centre

LAND USE

HISTORIC LAND USE	
Archaeological block no: 39	Inventory no: 656
Character of Occupation: Commercial, residential	
Land sold at fourth sale, 1839.	
1839 Williamson	
1840 Hoddle	
1850 Proeschel	Building on site?
1855 Kearney	
1866 Cox	
1880 Panorama	
1888 Mahlstedt	
1905/6 Mahlstedt	
THEMATIC MAPPING AND LAND USE	
1890s	Retail, Residential
1920s	Retail, Residential, Medical
1960s	Retail, Residential, Medical

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

An early two-storey shop and dwelling dating from 1867. Simple detailing to the upper façade is typical of mid-Victorian era. Distinctive brass framed highlight leadlight windows (c1910) are intact to the street façade. The building operated as a pharmacy for more than 100 years. Motifs in the leadlight reflect this use.

HISTORICAL CONTEXT

Building a Commercial City

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and the Australia's was 20,416 (Young and Spearritt 2008). The growth of retailing was accompanied by the construction of warehouses to store goods.

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the east to the General Post Office in the west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley and Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed throughout the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s (Lovell Chen 2017:220).

SITE HISTORY

The land at 171 Bourke Street was part of Allotment 18, Block 10, purchased by Anthony Hordern Senior at the fourth Crown land sale in 1839. Block 10 is bounded by Bourke, Russell and Little Collins streets, and the west boundary of Allotment 17 (CoMMaps).

Prior to the current two-storey brick shop and dwelling, a single-storey shop housing gaslights and lamps, named Davis and Co, was located on the site (S&Mc 1959; Samuel Calvert 1863, 'Stanford & Co's Warehouse'). By early 1867, the current building was commissioned by the owner, William Hordern, Anthony Hordern's son, and built by N W Dike (MCC registration no 1817, as cited in AAI record no 73704). It was erected by November 1867 (Figure 1) (Harrison 1867, 'Illumination at Messers Stanford & Co').

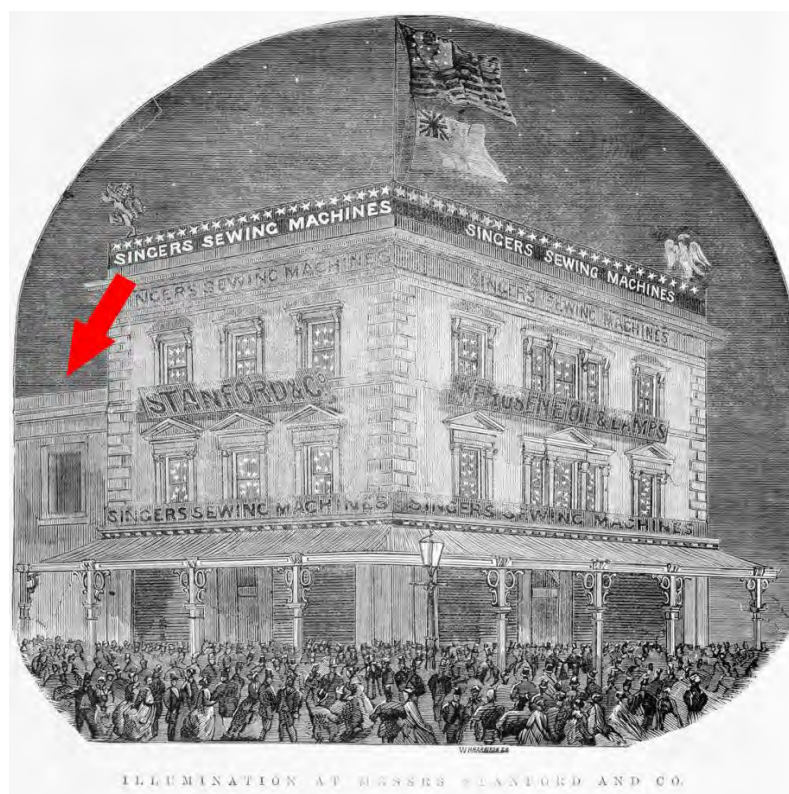


Figure 1. The current two-story building at 171 Bourke Street (shown by the red arrow) was completed by November 1867, as shown in the above engraving of the adjoining Stanford & Co building at 173-175 Bourke Street (Source: Harrison 1867, SLV).

Although it was subdivided into a number of parcels, much of the land in allotments 18 and 19 continued to be owned by the Horderns until Anthony Hordern Senior's death in 1869. In September 1872, the land at 171 Bourke Street was advertised for sale in the *Age*, together with other freehold lands in possession of the late Anthony Hordern (*Age* 16 September 1872:4).

The Hordern family is an Australian retailing dynasty who first came to prominence in Sydney (as merchants and retailers) with the establishment of Anthony Hordern & Sons, and then gained notability in rural pursuits, stockbreeding, stockbroking, fashion, cricket and parliament. Anthony Hordern Senior (1788-1869) and his wife, Ann Woodhead (c1791-1871) migrated to Sydney in 1823 with their four children. They moved to Melbourne in 1839, with their eldest son Anthony Junior and his brother, Lebbeus, returning to Sydney shortly after and setting up the drapery business, L and A Hordern in 1844. Hordern Senior eventually established the firm Anthony Hordern & Sons with his second son, Samuel, which became the largest department store in Sydney. With 52 acres (21 hectares) of retail space, Anthony Hordern's Sydney store was once the largest department store in the world (Teale 1972).

The building at 171 Bourke Street was occupied by its first tenant E Guthiel, a pharmacist, in 1868 (S&Mc 1868). The 1872 advertisement for the subject site read: 'Lot 2. Bourke Street...a two-story brick-built shop, occupied by Mr. Guthiel as first-class druggist's shop. Rent, 306 pounds...Frontage about 22 ft. 9 in. to Bourke Street, running back 89 ft 7 in' (*Age* 16 September 1872:4). According to the same advertisement, E Guthiel rented a nearby iron storage off Russell Street, also owned by A Hordern, for storing his stock (*Age* 16 September 1872:4).

From its opening, the shop was occupied by chemists for over 100 years. The first occupier, E Guthiel, remained at 171 Bourke Street from 1867 to the mid-1870s; later occupiers included: Henry Gamble (mid-1870s-1883); James Lacey (1884-1910s); Bartholomew Farrer (1920s); and H Sutcliffe (1930s-1979) (S&Mc 1875-1942; *Age* 24 April 1979:42). The subject building in 1901 and 1969 is shown in Figures 2 and 3.



Figure 2. A section of the Citizens' Arch (1901) showing 171 Bourke Street decorated with a temporary festive pediment. The signage above the first-floor windows reads 'Lacey Chemist'. (Source: Jenkins 1901, SLV)



Figure 3. A 1969 photograph showing 171 Bourke Street with vertical signage. (Source: Halla 1969, SLV)

In 1979, with the closure of Sutcliffe's pharmacy, the original pharmacy shop fittings, which dated from 1868, were removed from the premises. An auction sale notice in the *Age* noted that the items for sale included 'rare Victorian cedar shelving and display cases and cabinets, Coat of Arms, rare cash register, stained glass windows, marble scale and weights and autoclave' (*Age* 24 April 1979:42). Only the brass-framed stained-glass windows from c1910 (leadlights above the shopfronts) remain today as a reminder of the former pharmacies that occupied the building (Butler 1984).

In the early 1980s, the building was converted to a bank, housing the Statewide Building Society (which became the Bank of Melbourne in 1989) (*Age* 8 September 1982:28 & *Age* 3 June 189:4). Today, the building contains a restaurant.

SITE DESCRIPTION

The two-storey brick shop at 171 Bourke Street occupies a small site with a shop and residence that is simple in form and detailing, reflecting a pre-1870s construction date. The relatively small scale of the building is typical of the mid-Victorian period prior to the late Victorian boom style. The remainder of the block in which it is located has varying scales of buildings up to six storeys, with no 171 as the smallest in the row. It has a simple classical facade with a pair of windows set between pilasters. This

feature articulates the front façade. A parapet is decorated with a simple cornice and conceals a hipped roof form. The upper façade is rendered with the windows set within slightly recessed panels. They have simple moulded architraves with double hung timber sash windows that are sympathetic, but non-original. Early images show the windows were originally four-pane. They have now been replaced with double hung sash windows. A photograph of the Citizens Arch dated 1901 (Figure 2) shows the building with a verandah over the street. This has since been removed. The early shop front is altered, however distinctive high, brass framed, leadlight windows with pharmacy motifs (c1910) survive and demonstrate the building's long-term use as a pharmacy.

INTEGRITY

The upper façade of the building remains intact apart from alterations to the window frames. Significant alterations to the shop front windows have occurred at street level, however brass framed highlight leadlight windows (c1910) remain intact.

COMPARATIVE ANALYSIS

These small, early two storey shop buildings are becoming increasingly rare in the city. Erected to serve as daily retail points, the small number of surviving shops can be found in both main streets and smaller laneways. Whilst the use of upper storey residences decreased over time, the ground floors of these examples continue to operate as commercial outlets.

The subject building compares well with the following examples, drawn chiefly from the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The below images and descriptions are provided by CoMMaps unless stated otherwise.

Clarke's Shop & Dwellings, 203-205 Queen Street, 1869 (HO1070)

A two-storey rendered brick retail building with a basement, two ground level shops and an upper level office. Designed in the Italian Renaissance style by George Browne of the firm Browne & Howitz and built for the grazier William John Turner Clarke by Charles Brown in 1869.



Figure 4. Clarke's Shops & Dwellings, 203-205 Queen Street, constructed 1869-70 (Source: Butler 2011).

Bourke Street East Post Office, 35-37 Bourke Street, 1872 (HO527, Significant in HO500 Bourke Hill Precinct)

A two-storey rendered brick shop, built in 1872.



Figure 5. 35-37 Bourke Street built in 1872.

470-472 Little Lonsdale Street, 1872 (Recommended as significant in the Hoddle Grid Heritage Review)

470-472 Little Lonsdale Street is a pair of early shops built in 1872 that has simple detailing, typical of the mid-Victorian period. The upper level is mostly intact .



Figure 6. 470-472 Little Lonsdale Street constructed 1872. (Source Context 2017)

113-117 Little Bourke Street, 1882 (HO690 113-125 Little Bourke Street, Significant in HO507 Little Bourke Street Precinct)

A two-storey brick shop and residence built in 1882.



Figure 7. 113-117 Little Bourke Street, constructed 1882. (Source: Google Maps).

The subject building compares favourably to the examples above. It has a similarly early build date (1867–1872) to all the examples except 113-117 Little Bourke Street, which was built in 1882. It is one of an increasingly rare group of small mid-Victorian shop buildings remaining in the city, and, as a single shop, rarer than examples of pairs or rows of small shops.

Like all the examples listed above, the subject site retains a simple classical styling at the upper level, with an altered shop front at ground level. 171 Bourke Street is unusual in retaining some part of a decorative early shopfront.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
✓	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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

REFERENCES

Age, as cited.

Butler, Graeme 1984, 'Central Activities District Conservation Plan', prepared for Melbourne City Council.

Calvert, Samuel 1863, 'Messrs Stanford & Co's Warehouse, corner of Bourke and Russell Streets, Melbourne', State Library of Victoria (SLV): Illustrated newspaper file. Illustrated Melbourne post, accessed online 22 March 2018.

City of Melbourne Interactive Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed March 2018.

Context Pty Ltd 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

Halla, K J 1969, 'Intersection of Bourke and Russell Streets, Melbourne', State Library of Victoria (SLV): Halla collection of negatives. Views of East Melbourne, Fitzroy, Melbourne & North Melbourne, accessed online 14 March 2018.

Harrison, W H 1867, 'Illumination at Messrs Stanford & Co', State Library of Victoria (SLV): Illustrated newspaper file. Illustrated Australian news for home readers, accessed online 22 March 2018.

Lovell Chen 2017, 'Melbourne Planning Scheme Amendments C271 and C301 – Guildford and Hardware Laneways Heritage', prepared for the City of Melbourne.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

Young and Spearritt 2008, 'Department Stores' in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 16 June 2017.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** D

**Central City Heritage
Study 1993** C

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

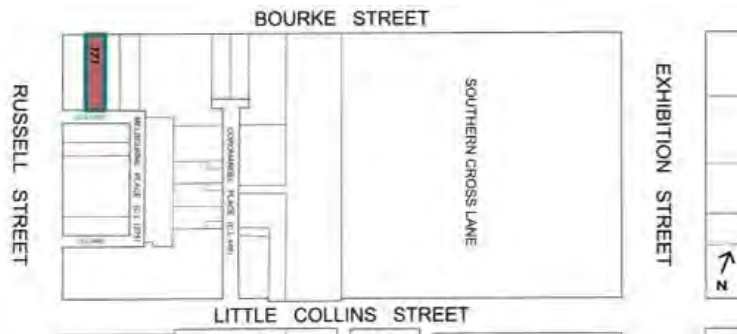
**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Shop



PS ref no: [Interim HOHO1237](#)



What is significant?

The two-storey shop/residence at 171 Bourke Street, completed in 1867 and used as a pharmacy for over 100 years.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Pattern and size of original fenestration;
- Simple rendered façade with a pair of upper-level windows set within slightly recessed panels between pilasters;
- Parapet decorated with a simple cornice and hipped roof form behind the parapet; ~~and~~
- Brass-framed leadlight windows above the ground-level shopfronts with pharmacy motifs dating from c1910.

More recent alterations to the ground-level shopfronts except for the brass-framed highlight leadlight are not significant.

How it is significant?

171 Bourke Street is of local historic, rarity and representative significance to the City of Melbourne.

Why it is significant?

171 Bourke Street is historically significant as a mid-Victorian building that represents a phase of expansion in the retail development of Melbourne in the 1860s. Housing a pharmacy for over 100 years, it is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners on the floor above. The building is also significant for its association with the Hordern family, an Australian retailing dynasty who first came to prominence in Sydney as merchants and retailers. (Criterion A)

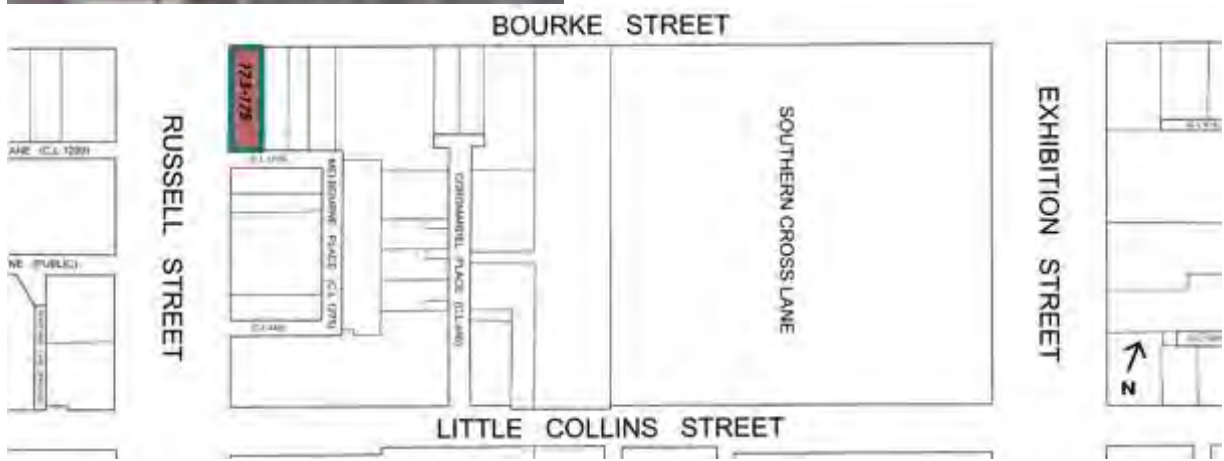
171 Bourke Street is a relatively rare remaining example of a small-scaled shop and residence, a building typology from the mid-Victorian period. Erected to serve as daily retail points, a small number of surviving shops can be found in both the main streets and smaller laneways. While the use of upper storey residences decreased over time, the ground floors of these buildings continue to operate as commercial outlets. 171 Bourke Street is significant for its rare brass framed, leadlight windows with pharmacy motifs dating from 1910. (Criterion B)

The building design of 171 Bourke Street is a representative example of the mid-Victorian period of commercial buildings. Its attributes of two storey scale, small building footprint and classical styling are typical of the mid-Victorian period. (Criterion D)

Primary source

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

SITE NAME	Shops
STREET ADDRESS	173-175 Bourke Street Melbourne
PROPERTY ID	101126



SURVEY DATE: October 2017		SURVEY BY: Context	
HERITAGE INVENTORY	H7822-1657	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	C
DESIGNER / ARCHITECT / ARTIST:	Albert Purchas (1857), Godfrey & Spowers (addition)	BUILDER:	N W Dike
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1857, 1920

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre

LAND USE

HISTORIC LAND USE	
Archaeological block no: 39	Inventory no: 657
Character of Occupation: Commercial, Residential	
Land sale details not provided.	
1839 Williamson	
1840 Hoddle	
1850 Proeschel	
1855 Kearney	
1866 Cox	
1880 Panorama	
1888 Mahlstedt	Three and two-storey buildings, Singer Sewing Machines.
1905/6 Mahlstedt	Three and two-storey buildings, R White, Bootshop; W G Higginbotham, Hairdresser & Tobacconist
THEMATIC MAPPING AND LAND USE	
1890s	Retail
1920s	Retail
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

A complex of buildings comprising a three-storey Victorian building on the corner of Bourke and Russell Streets, and a three-storey Victorian building and a pair of two-storey interwar shops facing Russell Street.

HISTORICAL CONTEXT

Building a commercial city

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and Australia's was 20,416 (Young and Spearritt 2008). The growth of retailing was accompanied by the construction of warehouses to store goods.

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the east to the General Post Office in the west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley and Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

With the economic boom of the 1880s, the 1880s to the 1890s was a decade of significant expansion in Melbourne. Investment funds poured in from Britain, imposing buildings were constructed, and speculation reached fever pitch in land, houses, offices and shops (Marsden 2000:28). As Graeme Davison states, commercial Melbourne extravagantly asserted 'her wealth in stucco and stone' (cited in Marsden 2000:28). Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s (Lovell Chen 2017:220).

Development slowed during the economic depression of the 1890s, only recovering with the revival of immigration in the first decades of the twentieth century. Although affected by World War One in the period 1914-1918, by the end of the 1920s Melbourne's population had reached one million. In the first decades of the twentieth century, some of the last residents moved out of the city to the new suburbs, with the retail sectors rapidly taking up city properties (Marsden 2000:29-30).

Development in the city slowed with the widespread economic depression of the later 1920s and early 1930s. Because of a lack of finance over this period, instead of new construction, some city buildings were substantially remodelled to create new commercial spaces.

SITE HISTORY

The corner allotment at 173-175 Bourke Street, part of Crown Allotment 18, Block 10, was purchased by Anthony Hordern Senior at the fourth Crown land sales in 1839. The block in Section 10 was bounded by Bourke, Russell and Little Collins streets, and the west boundary of Allotment 17 (CoMMaps).

Located on the corner of Bourke and Russell streets, the subject property comprises two parts; an older three-storey corner building and a two-storey addition along Russell Street. The corner shop currently at 173-175 Bourke Street (originally 140 Bourke Street East) is also known as 144-146 Russell Street. The ground floor shops in the adjoining two-storey parts are numbered 138-140 Russell Street, and the upper storey premises are accessed from a doorway in Russell Street and are numbered 142 Russell Street (S&Mc 1942; CoMMaps).

Completed in 1857, the three-storey corner building was originally a flat-parapeted, palazzo style commercial building with a rendered finish and elaborate detailing. It was designed by the prominent English-born architect Albert Purchas who invited tenders for erecting 'a large shop in Bourke Street for A Hordern', noting the building location as 'Bourke and Russell streets' (*Australian Builders* 14 August 1856; *Argus* 13 August 1856:7, as cited in AAI record nos 39704 & 39703).

Although subdivided into a number of parcels, much of the land in Crown allotments 18 and 19 continued to be owned by the Horderns' until Anthony Hordern Senior's death in 1869.

The Hordern family is an Australian retailing dynasty who first came to prominence in Sydney (as merchants and retailers) with the establishment of Anthony Hordern & Sons, and then gained notability in rural pursuits, stockbreeding, stockbroking, fashion, cricket and parliament. Anthony Hordern Senior (1788-1869) and his wife, Ann Woodhead (c1791-1871) migrated to Sydney in 1823 with their four children. They moved to Melbourne in 1839, with their eldest son Anthony Junior and his brother, Lebbeus, returning to Sydney shortly after and setting up the drapery business, L and A Hordern in 1844. Hordern Senior eventually established the firm Anthony Hordern & Sons with his second son, Samuel, which became the largest department store in Sydney. With 52 acres (21 hectares) of retail space, Anthony Hordern's Sydney store was once the largest department store in the world (Teale 1972).

The first tenant at 173-175 Bourke Street was the London & Melbourne Mantle Company, managed by C Henry & Co, which specialised in seasonal and occasional mantles and other ladies' and children's ready-made clothing and accessories. The building was leased mainly for use as their show rooms (Figure 1) (*Age* 1 July 1857:8; 7 November 1857:8).

The next tenant was Stanford & Co, importers of Singer sewing machines, who moved into the subject property in the early 1860s. At this time, the street-level verandah was added to the building (Figure 2) (Calvert 1863, 'Stanford & Co's warehouses', SLV).

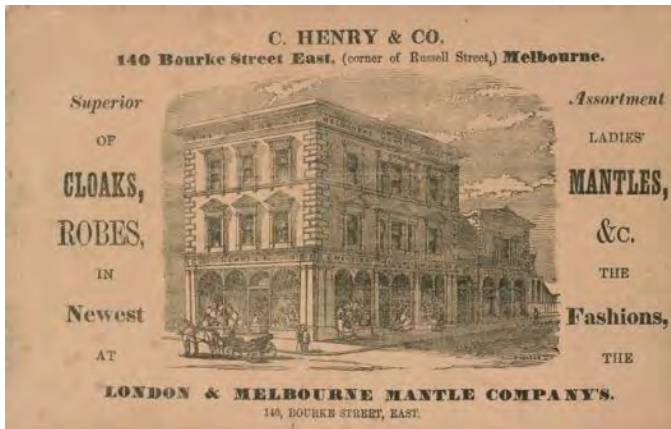


Figure 1. A flyer for the London & Melbourne Mantle Company, not dated but c1856-60, showing the building at 173-175 Bourke Street with its original design (Source: Gilks n.d.,SLV).



Figure 2. Stanford & Co trading in the building at 173-175 Bourke Street c1880. (Source: Paterson Bros c1880, SLV)

In September 1872, 173-175 Bourke Street was advertised for sale, together with other freehold sites owned by the late Anthony Hordern (*Age* 16 September 1872:4). At this time, the property was described as a:

valuable shop, three-stories high, and premises at the corner of Bourke Street and Russell Street, occupied by Mr Stanford, erected at great cost, and presenting an imposing appearance, unsurpassed by any place of business of this class in the city (Age 16 September 1872:4).

In the 1880s, Stanford & Co moved from the main ground-level shop facing Bourke Street but continued trading in the upper-storey premises through to the mid-1920s (S&Mc 1892 & 1920-1925).

From the mid-1890s to the 1970s, the shop at 173-175 Bourke Street was occupied by a chain store, Richard White's Shoe Store, which had 52 outlets across Victoria (Figure 4) (*Age* 12 December 1936:9; 26 January 1957:5). The upper levels housed offices and club rooms during this time (*Age* 16 March 1957:35). From the 1980s until today, the Bourke Street shop has been tenanted by Florsheim Shoes Pty Ltd, another franchise shoe store that started in Chicago in 1892.

As mentioned above, the subject site also comprises the two and three-storey extensions at 138-142 Russell Street (Figure 3). The Russell Street additions were built in a number of stages. Also owned by the Hordern family, the land at 138-142 Russell Street (formerly numbered 96) had been integrated with the corner building by the 1880s, during Stanford & Co's occupancy of 173-175 Bourke Street. Completed between 1880 and 1888, the narrow three-storey addition at 142 Russell Street replaced the two-storey building seen in (Figure 2) (Mahlstedt Map, section 1, no 10, 1888). The current two-storey shops at 138-140 Russell Street (Figure 3) were built to a design by architects Godfrey & Spowers in 1920-1921, replacing the former nineteenth century shop and storage (Mahlstedt Map, section 1, no 5, 1910 & 1925; S&Mc 1910-1915).

Records show that the section that houses the lobby and a staircase to the upper levels (currently numbered 142 Russell Street (Figure 3) was erected between the late 1880s and 1895 (Mahlstedt Section 1, no 10, 1888; MMBW Detailed Plan no 1013, 1895). This addition, however, appears to have been replaced above ground floor level with the current structure in 1920, when the Russell Street shops were constructed, although the arched doorway to the ground floor may remain from the earlier structure.

The early tenants of 138-140 Russell Street included Mrs Benjamin Mitchell, clothier and wardrobe dealer (S&Mc 1915-1925); Croft's Stores, grocers (S&Mc 1930); and Conn's Corner Tea House (S&Mc 1942). The shops are currently occupied by two food and drink outlets (CoMMaps).

In March 1937, the property underwent building works including the alterations and 'erection of shop front', with the cost totalling £1022 (MBAI). It is likely that the street façades were refaced at the same time. Some of the late Victorian design elements, including the arched entrance, decorative cornices and eave brackets, survive in the section at 142 Russell Street (Figure 4) (Commercial Photographic Co c1940s, SLV).

Today, the building contains one residential property and two food and drink outlets (CoMMaps).

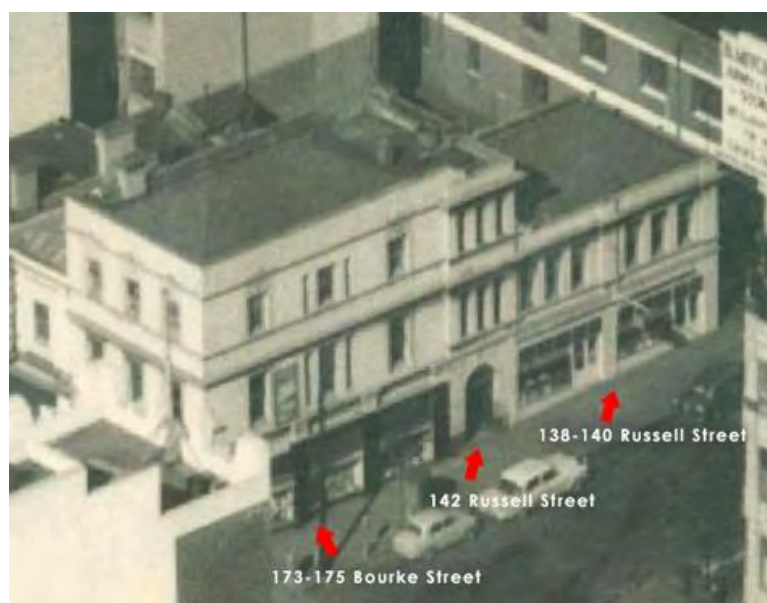


Figure 3. A 1950s aerial view of 173-175 Bourke Street. (Source: Pratt c1950s, SLV)



Figure 4. The building in 1969 at 173-175 Bourke Street after exterior alterations (Source: Halla 1969, SLV).

Albert Purchas, architect

Albert Purchas (1825-1909), architect, civil engineer and surveyor, was born in Chepstowe, England. He arrived in Victoria in 1851 and soon established an architectural practice. In 1853 he was the author of a *Book of Reference and Map of the Settled Districts Around Melbourne*. Joining the Victorian Institute of Architects in 1856, his first major works involved the Oriental Bank (1856) and the Melbourne General Cemetery (1853) (Tibbits & Goad 2012:570).

In 1856, Purchas was joined by his brother-in-law Charles R Swyer (1825-76). Together they designed many banks, mostly in the Renaissance Revival style, and ecclesiastical buildings, mostly in the early Gothic Revival style. The partnership Purchas & Swyer practised until 1862. After the partnership separated, Swyer went to New Zealand and Purchas continued his sole practice until his death, although it appears he was less active after 1891. Purchas's most well-known works include St George's Presbyterian Church, a polychromatic Gothic Revival church in St Kilda; the offices of the Mutual Insurance Company and the Northern Insurance Company, Collins Street West; and warehouses for Briscoe & Co and George & George both in Collins Street (Tibbits & Goad 2012:570).

Purchas was also a Justice of the Peace, and for many years vice-president of the Victorian Institute of Architects (VIA). In 1887-88 he served a term as VIA president, and between 1873 and 1886 he was the secretary of the Melbourne General Cemetery and the chairman of the Cemetery Board from 1867 to 1909 (Tibbits & Goad 2012:570).

Godfrey & Spowers, architects

William Scott Purves Godfrey (1872-1953) was born in Toorak, Victoria. He was articled by Reed, Henderson & Smart in 1889, and started his own practice in Collins Street in Melbourne in 1895. On his return from two years in the United Kingdom and Europe, Godfrey entered partnership with Henry Howard Spowers (c1873-1933) (Murphy & Raworth 2012:278-9).

In the following decades, Godfrey & Spowers completed a large number of houses, warehouses and institutional buildings, along with bank buildings, for which the firm became renowned. In 1936 the partnership was awarded the Street Architecture Medal for the Bank of NSW, at 374 Collins Street, Melbourne (Murphy & Raworth 2012:278-9).

Spowers died in 1932, and Godfrey's son, William Purves Race Godfrey (1907-83) joined the firm in the early 1930s whilst studying. Graduating from the University of Melbourne with a Bachelor of Architecture in 1933, Race Godfrey was admitted as an associate to the Royal Victorian Institute of Architects (RVIA) in 1934 and was the president of RVIA in 1956-7 (Murphy & Raworth 2012:278-9).

The firm continues to practice today, having changed its name from Godfrey Spowers, Hughes Mewton & Lobb in the 1960s to Spowers in the 1990s. Notable works by the firm include the Argus Building (1926) and the Egyptian-influenced Bank of New South Wales at 190 Bourke Street (1930) (Murphy & Raworth 2012:278-9).

SITE DESCRIPTION

173-175 Bourke Street comprises a three-storey corner building dating from 1857, a three-storey addition built between 1880s-1895 facing Russell Street (142 Russell Street), and a pair of two-storey brick shops rebuilt in the 1920s, also facing Russell Street (138-140 Russell Street). The complex of buildings, though built at separate times, appears as a somewhat cohesive grouping located on the corner site, with consistent banding lines continuing across the façade of each section of the building as a result of the 1937 alterations.

The corner building is constructed of brick with a rendered finish and built to both street boundaries with a parapet wall concealing a hipped roof. Early images show an elaborately decorated façade designed by architect Albert Purchas, however few details remain following the refacing of the façade in the early twentieth century. Window openings remain intact with three regular rectangular openings on each of the upper levels of the Bourke Street elevation. On Russell Street a tripartite composition is located centrally on the elevation, with a single rectangular opening at either end. The ground floor has also been altered significantly. A modern cantilevered verandah has replaced the early post-supported verandah.

The narrow three-storey building at 142 Russell Street retains an arched opening at the ground level that appears to date from the late Victorian era. A timber door to the arch also appears to be an early feature and a fanlight window remains but has been overpainted with modern signage. The pair of two-storey shops at 138-140 Russell Street, rebuilt in the interwar period by Godfrey & Spowers have centrally-arranged engaged pilasters, rendered name plates along the top of the building and at the ground floor, and three regular window openings at the upper level of each shop. Alterations have occurred at ground level.

INTEGRITY

The building at 173-175 Bourke Street incorporating 138-140 Russell Street and 142 Russell Street was built in three sections. The Victorian shop at 173-175 Bourke Street has been twice substantially altered. No.142 Russell Street retains a ground floor arched opening that appears to date from the construction that linked the other two buildings, but has been extended by two floors. Alterations have occurred at ground level of all three sections of the building and the cantilevered verandah is of contemporary construction. The buildings as they present today are consistent with the extent of the 1937 alterations.

COMPARATIVE ANALYSIS

By the 1840s, Bourke Street was established as the preferred retail strip in the central city. During the latter half of the nineteenth century, multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three-storeyed (or more) commercial and retail buildings were commonly built between Bourke and Lonsdale Streets from the late 1880s. The subject buildings represent aspects of the interwar period, although 173-175 Bourke Street is a particularly evolved design that has few clear precedents. Commercial premises that were either built or modified within the interwar period have been adopted for the purposes of comparison. The images and descriptions below are provided by CoMMaps unless stated otherwise, with images dating from c2000 or later.

152-156 Swanston Street, 1888, remodelled in 1938 (Interim HO1295, Significant in Interim HO1289 Swanston Street South precinct)

The former Bank of Australasia at 152-156 Swanston Street was remodelled from two Victorian shops by A & K Henderson in 1938-39.



Figure 5. 152-156 Swanston Street, constructed 1888 and remodelled in 1938-39. (Source: Context 2017)

David Jones, former Buckley & Nunn stores, 294-312 Bourke Street and 285-295 Little Bourke Street, 1933 (VHR H2153; HO980, Significant in HO509 Post Office Precinct)

In 1933 the former Buckley and Nunn store was extended to the east, with the building of a new men's store, designed by Walter Osbert McCutcheon. The original shopfronts have been replaced and cantilevered verandahs added across the entire Bourke Street façade. David Jones is one of Australia's oldest department store company, having opened their first store in Sydney in 1838.



Figure 6. Former Buckley & Nunn Men's Wear store constructed 1933.

Former Law Institute of Victoria, 382 Little Collins Street, 1905 & altered 1924 (Recommended as significant in the Hoddle Grid Heritage Review)

Located at the corner of Little Collins and McKillop streets, the former Law Institute of Victoria building at 382 Little Collins Street was originally built in 1905-06 to house the retail business of established hardware manufacturer, W Willis & Co. In c1924, the Law Institute of Victoria engaged architects Peck & Kemter to modify the building to suit their usage of the building's upper storeys, remodelling the western elevation fronting McKillop Street to enlarge openings on the upper levels and to create additional retail spaces fronting McKillop Street.



Figure 7. 382 Little Collins Street constructed 1905 and altered in 1924. (Source: Context 2019)

Farrant's Building, 387 Little Bourke Street, 1926 (Significant in HO1205 Guildford & Hardware Laneways Precinct)

Farrant's building is more clearly of the interwar period, having been constructed in 1926 for saddle manufacturer Farrant's, the three-storey building comprises retail and manufacturing premises. It has

two street frontages, facing Little Bourke Street and Hardware Lane. It is a good example of interwar classical revival design.



Figure 8. 387 Little Bourke Street constructed 1926

Like the examples above, 173-175 Bourke Street demonstrates the evolution of retailing in the interwar period. The building fronting Bourke Street and the accompanying photographic evidence clearly demonstrate the building's adaptation from a Victorian retail premises to its current condition. The complex of buildings at 173-175 Bourke Street once owned by the Hordern family, is comparable historically with the establishment of Buckley & Nunn and with its interwar expansion. 173-175 Bourke Street is prominently sited and commands a presence at the corner of Russell Street, compared with more modest interwar commercial premises such as 387 Little Bourke Street and 382 Little Collins Street.

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**

D

**Central City Heritage
Study 1993**

C

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

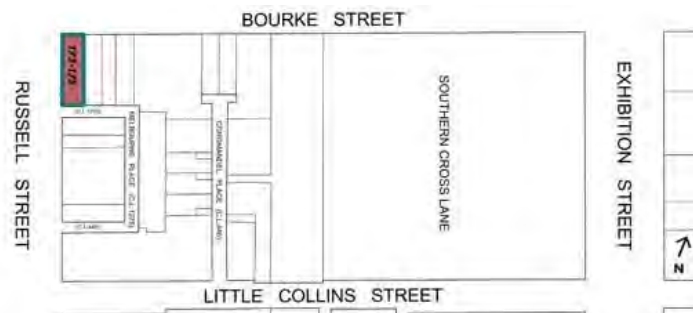
Ungraded

**Central City Heritage
Review 2011**

Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Shops

PS ref no: [Interim HOHO1238](#)

What is significant?

The complex of buildings at 173-175 Bourke Street (142 Russell Street), Melbourne, comprising; a three-storey corner building dating from 1857, a three-storey addition either replacing or extending an existing building from 1920 (142 Russell Street), and a pair of adjoining shops rebuilt in brick in the 1920s, also facing Russell Street (138-142 Russell Street).

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

- The buildings' cohesive external forms (two and three storeys), with consistent banding continuing across the façade of each section;
- The three-storey corner building's high level of integrity to its 1937 design;
- The three-and two-storey Russell Street buildings' high level of integrity to its original design;
- Pattern and size of original or early fenestration (Bourke and Russell streets), including the early ground floor arched opening at 142 Russell Street; ~~and~~
- Large square industrial steel-framed windows (Little Collins Street).

More recent alterations, including the modern cantilevered verandah and ground level shopfronts, are not significant.

How it is significant?

173-175 Bourke Street (142 Russell Street), Melbourne is of local historic and representative significance to the City of Melbourne.

Why it is significant?

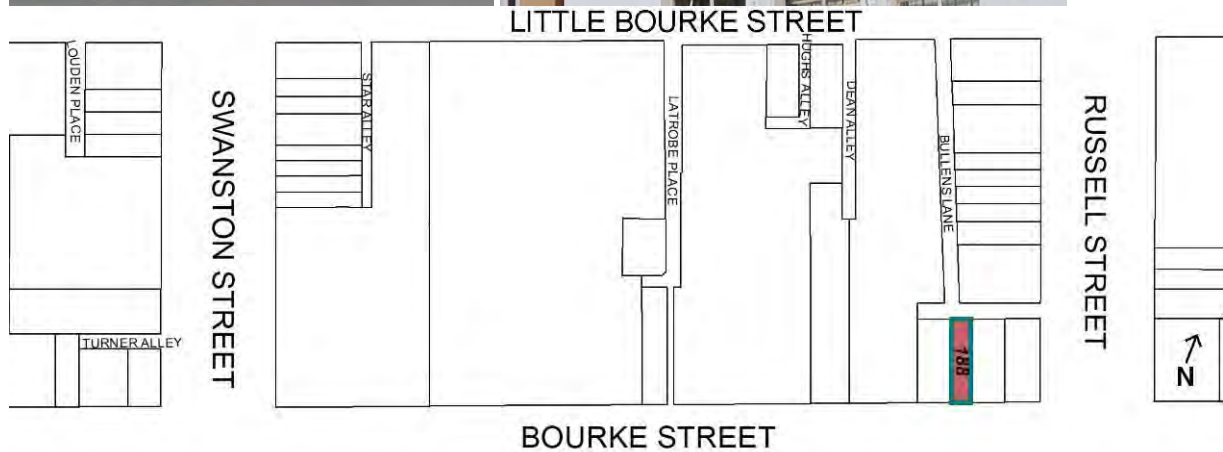
173-175 Bourke Street is historically significant as a complex of retail buildings dating from 1857, with additions in the first decades of the twentieth century that reflect key phases in the expansion of retail development in the City of Melbourne. The building complex is historically significant for its association with the Hordern family, a well-known Australian retailing dynasty who ~~first~~ came to prominence as merchants and retailers in Sydney, and who owned both the corner site and the Russell Street frontages until ~~1872~~[the mid twentieth century](#). 173-175 Bourke Street, is [also](#) historically significant for its long occupation by [Stanford & Co, exclusive retailer of Singer sewing machines, from the 1860s to c1920s](#) and Richard White's Shoe Store from the mid-1890s to the 1970s. (Criterion A)

173-175 Bourke Street is significant as an early commercial building, but with its current presentation dating from the interwar period and incorporating both nineteenth and twentieth century elements. The corner building remains legible in scale and form to its 1857 design by architect Albert Purchas despite two major alterations to its elevations. The elements of the 1857 building are evident in the three rectangular openings on each of the upper levels on the Bourke Street façades, and the pattern of tripartite and single rectangular windows to the Russell Street façade. Evidence of the previous two separate buildings facing Russell Street is provided by the arched ground level opening with timber doors and fanlight. The substantial alterations and extensions by Godfrey & Spowers in 1920, incorporating 138-142 Russell Street, contribute to the interwar character of the Russell and Bourke Street corner. (Criterion D)

Primary source

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

SITE NAME	Former Rockman's Showrooms Pty Ltd
STREET ADDRESS	188 Bourke Street Melbourne
PROPERTY ID	101206



SURVEY DATE: October 2018

SURVEY BY: Context

HERITAGE INVENTORY	N/A	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	H W & F B Tompkins	FORMER GRADE	C
BUILDER:		DATE OF CREATION / MAJOR CONSTRUCTION:	1937
PERIOD OF DEVELOPMENT:	Interwar Period (c1919- c1940)		

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a commercial city	5.4 Developing a retail centre
	OTHER SUB-THEMES
3 Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 30	Inventory no: Inventory not provided
THEMATIC MAPPING AND LANDUSE	
1890s	Not able to be determined
1920s	Not able to be determined
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

188 Bourke Street is a three-storey interwar commercial building designed in 1937 in the Art Deco/Jazz Moderne style by Melbourne architects H W & F B Tompkins. It was occupied by clothes retailer Rockman's Showrooms Pty Ltd from 1937 to the 1960s. First established in 1931 in Melbourne, the firm operated a chain of stores under the name and 'Best for less' style of 'Rockmans' across Australia in the ensuing years.

HISTORICAL CONTEXT

Building a commercial city

Developing a retail centre

The department store Buckley and Nunn, which opened in 1854, established Bourke Street as the preferred retail strip in Melbourne. By the 1880s, the central section of Bourke Street became closely associated with the drapery trade. Russian immigrant Sidney Myer bought a block in Bourke Street in 1911, where he established his successful emporium, replacing Robertson & Moffatt and Stephen & Sons. By the 1910s, central Bourke Street thus gained retail ascendancy over other inner-suburban shopping strips in Collingwood and Prahran. (Context 2012:43; May 2008).

After 1920, chain department stores grew rapidly, opening branches or new stores in central Melbourne (Young and Spearritt 2008). To accommodate growing demand for retail stores in central Melbourne, by the 1930s, former businesses in the block east of Bourke Street mall were quickly replaced with clothing retailers and chain stores. Designed by architect Harry Norris, a new six-storey building was built for the drapers Foy & Gibson at the corner of Swanston and Bourke streets, and an eight-storey building was built in 1932-35 to a design by architect Marcus Barlow at the corner of Russell and Bourke streets, for successful Gippsland merchant Norman Sharpe's drapery emporium (Butler 2011:61; Young & Spearritt 2008).

Shaping the urban landscape

Expressing an architectural style

The interwar period brought with it a jump in tall building construction in the central city, made possible by the use of structural steel and reinforced concrete framing. In response, a height limit was imposed by Melbourne City Council in 1916, dictated by the limitations on fire-fighting at that time. A maximum height of 40 metres (132 feet) was introduced for steel and concrete buildings, a limit that was not broken until the 1950s. Architects experimented with a range of styles to express the increased height in buildings.

Some styles adapted the classical styles from earlier periods. Commercial buildings in the 1920s were mainly of the Commercial Palazzo style, as exemplified by Harry Norris's Nicholas Building in Swanston Street (1925). The style was an early attempt at creating a style suitable for the tall building. It was divided into a base, shaft and cornice, much like a Renaissance palazzo. The scale, however, was greatly enlarged, with the shaft stretching up to ten storeys.

Other styles were more closely associated with the modern movement and expressed a more dynamic and streamlined aesthetic. Emphasis was placed on the horizontal or vertical composition of a building to accentuate certain qualities of the building. In styles such as the Commercial Gothic style and the Jazz Moderne, vertical fins and ribs were used to accentuate the height of buildings.

Landmark examples of this style include: Marcus Barlow's Manchester Unity Building, Collins Street (1929-32) and the Tompkins Bros' Myer Emporium in Bourke Street (1933). (Context 2012:19-20).

SITE HISTORY

The site at 188 Bourke Street is part of Crown Allotment 8, Block 22, of the City of Melbourne, initially purchased by J H Phelps in September 1837 (DCLS c1839). By 1888, the land was developed with a two-storey shop, occupied by Mason Bros, hatters (Mahlstedt Map Section 1, no 22, 1888). Between

c1910 and 1924, the building housed restaurants, Hoffmann's Grill Room, and later Mrs Kitz's tearooms (S&Mc 1924; *Herald* 23 August 1937:11; Mahlstedt Map Section 1, no 7, 1910).

The Kitz family still owned the building between the mid-1920s and 1936, during which time Sharpe Bros occupied the premises (S&Mc 1925-1938; RB 1936). Sharp Bros was a retail drapery originally established in Gippsland.

In August 1937, the building at 188 Bourke Street, which the *Herald* described as an 'old city landmark' was demolished to make way for a modern three-storey concrete building. The site had one of the smallest frontages in Bourke Street (*Herald* 23 August 1937:11). The original building plans for 188 Bourke Street prepared by architects H W & F B Tompkins for the owners E B and D W Kitz show the Art Deco-style store with signage reading 'Sharpes' above the ground-floor shopfront (see Figure 1) (PROV VPRS 11201/P1, unit 219). It is possible that the new three-level shop at 188 Bourke Street was originally intended to be tenanted by Sharpe Bros, who eventually moved to a nearby location at 202-204 Bourke Street (also assessed as part of this study).

Following the demolition of part of the former building in 1937, the construction of the new building was delayed for several months due to a legal negotiation for demolition of a 70-year-old party wall that existed at the rear of the site. The wall formed part of one of the oldest houses in the city, which was later extended southward with a two-storey shop fronting Bourke Street. The land occupied by the old party wall was purchased inch by inch at a higher price, in order to fully demolish all of the old structure at 188 Bourke Street. The final site occupied a slightly larger frontage of about 16 feet 6 inches (*Herald* 6 October 1937:22). The architects H W & F B Tompkins provided an amended plan to implement the changes, and adjusted the signage and shopfront designs to suit the newly-designated tenant, Rockman's Showrooms Pty Ltd, owned by frock sellers Phillip and Norman Rockman, who utilised the building as a retail outlet (see Figure 2).

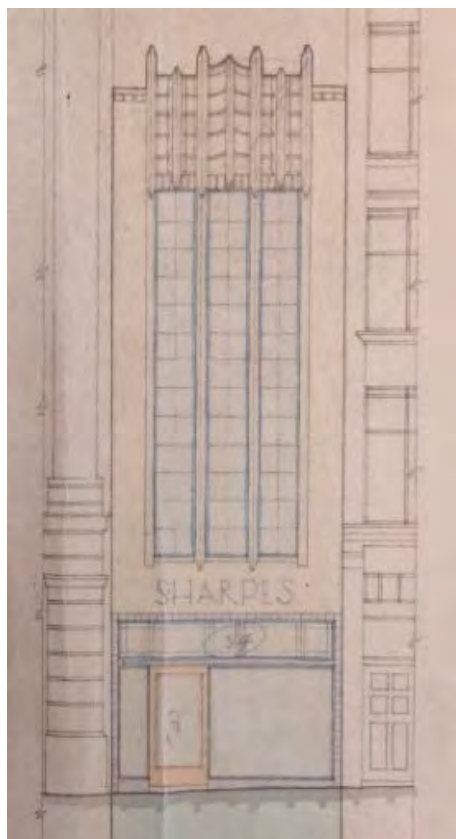


Figure 1. H W & F B Tompkins' drawing for the subject building at 188 Bourke Street, Melbourne, which was to be occupied by Sharpe Bros. (Source: PROV VPRS 11201/P1/382)

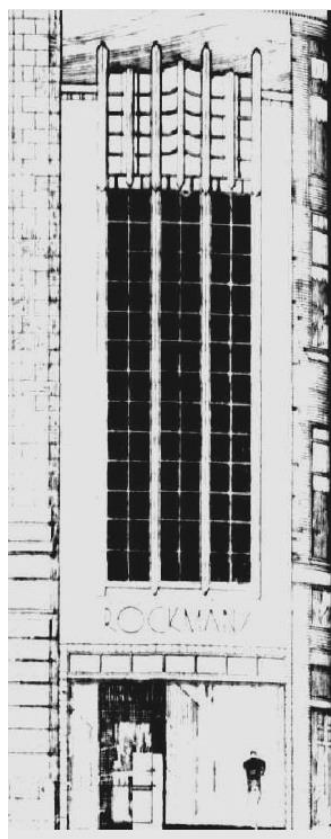


Figure 2. Newspaper illustration showing the amended façade design for Rockman's Showrooms Pty Ltd. (Source: *Herald* 6 October 1937:22)

The Rockman's Showrooms Pty Ltd chain of stores was founded by brothers Philip and Norman Rockman who came to Australia from Poland in 1924. Phillip initially made his living by hawking drapery as a travelling salesman. The first Rockman brothers' shop was opened in Collins Street in 1930, with a chain of stores opened across Australia in ensuing years. The company Rockman's Showrooms Pty Ltd was established in 1931 (*Daily Commercial and Shipping List, NSW* 11 July 1931:4). Carrying out the business under the style of 'Rockmans', the firm sold serviceable, inexpensive dresses, adopting the motto, 'Best for Less', and the store established an extensive mail order system and catalogue. In 1933, the firm had two outlets at 343 Bourke Street and 139-141 Swanston Street. Rockman's Showrooms Pty Ltd leased the building at 188 Bourke Street in 1937 for use as a retail outlet. Rockman's opened its 58th store in Yallourn in 1953, and by that year, had diversified into home wares. Rockman's continues to operate today (George and Spaul 2016; *Age*, 27 July 1934:13). Norman Rockman's son, Irvin Rockman, was Lord Mayor of the City of Melbourne in the period 1977-79.

The new 1937 brick shop and warehouse building at 188 Bourke Street leased to Rockman's Showrooms comprised three floors and a basement with an electric lift. The verticality of the building was emphasised with strips of windows to the façade. Other notable design features involved a front window display, which was 20 feet in depth, with plate glass shelving, and an original three-toned terrazzo-paved entrance from Bourke Street (*Herald* 6 October 1937:22).

Between 1938 and the early 1960s, the building was occupied by Rockman's Showrooms Pty Ltd, and subsequently tenanted by another dress salon, Magnin Pty Ltd, until the early 1970s (S&Mc

1960; RB 1965 & 1970). The property remained in the ownership of the Kitz family until c1970 (RB 1965 & 1970).

The Mahlstedt Fire Survey plan published in 1948 and amended in the early 1970s shows the three-storey shop at 188 Bourke Street occupied by 'Magnin Fashions' (see Figure 3) (Mahlstedt Map Section 1, no 7, 1948).



Figure 3. Detail of the 1948 (amended post-1960s) Mahlstedt plan showing the subject building at 188 Bourke Street. (Source: Mahlstedt Map Section 1, no 7, 1948)

In 1976, the ground floor of 188 Bourke Street was altered at a cost of \$4,500, and again in 1978 at a cost of \$6,500 (MBAI). Other known substantial building works included an upgrade carried out in 1986; enclosure of stairs and the installation of a new shopfront in 1987; and the installation of a new shopfront and internal partitions in 1988 (MBAI).

The property today contains a shop and a food and drink outlet (CoMMaps).

H W & F B Tompkins, architects

The Encyclopedia of Australian Architecture contains the following entry for architects H W and F B Tompkins:

H. W. & F.B. TOMPKINS, architects were established in 1898 when the brothers won a design competition for the Commercial Travellers Association CTA Clubhouse, 190

Flinders Street, Melbourne. Henry Harry William (1865-1959) and Frank Beauchamp Tompkins (c1867-1952) were born in England and educated in South Africa. They migrated to Australia with their parents in 1886. Harry became an assistant architect to Richard Speight Jnr and Frank worked with a number of architects including Evander McIver and Nahum Barnet. By the mid-1890s Harry had entered a partnership, forming Speight & Tompkins of 493 Collins Street, Melbourne. He left the partnership in 1896 to take up a position in the Western Australia Public Works Department, but was retrenched in 1898 and returned to Melbourne and formed the partnership of H.W. & F.B. Tompkins (Beeston 2012:707-708).

The competition win established the firm and by the early 20th century, H.W. & F. B. Tompkins was a leading commercial firm. Their commercial work up to WWII reflects the three influences popular at the time: the Romanesque style popularised by such architects as H.H. Richardson in the United States during the late 19th century; the Baroque Revival of the early 20th century, popular in Chicago and San Francisco after 1908; and the Moderne or interwar functionalist style of the 1930s. Both Harry and Frank travelled to the United States and Europe, studying the latest trends in design and construction technology. They were the first architects in Melbourne to implement modern methods of steel frame construction and reinforced concrete in the Centre Way, Collins Street 1911 and the new Commercial Travellers' Association Clubhouse and Commerce House, 318-324 Flinders Street (1912). In 1913, the firm's association with Sidney Myer began with a warehouse building in Bourke Street, the first of many Myer commissions (Beeston 2012:707-708).

Harry Tompkins and Sidney Myer travelled in the United States visiting department stores, including the Emporium in San Francisco, which is reputedly the influence for the Myer Emporium in Bourke Street, Melbourne (Beeston 2012:707-708).

Harry Tompkins, the public face of the firm, was a prominent member of the RVIA; he was a council member (1905-), vice-president (1913) and president (1914-16). Harry was also president of the Federal Council of the AIA (1918-19) and mayor of Kew, the suburb in which he lived, for the same period (Beeston 2012:707-708).

The firm is one of the longest surviving in Victoria. In the 1950s it became Tompkins & Shaw when P.M. Shaw entered the partnership and then Tompkins, Shaw & Evans when Stan Evans joined. In 2003 it was acquired by Michael Davies Associates, forming a new firm, Tompkins MDA Group (Beeston 2012:707-708).

SITE DESCRIPTION

188 Bourke Street is a three-storey, narrow fronted building with retail at ground level and basement. Featuring the Art Deco style elements, the building demonstrates the symmetry, strong vertical emphasis with projecting mullions terminating in fins above the parapet and other characteristics typical of the style. The subject site is located on the northern side of Bourke Street near the intersection of Russell and Bourke streets. The building has rear access from Bullens Lane, an L-shaped servicing laneway connecting Little Bourke and Russell streets.

The façade to Bourke Street is painted render, probably over non-loadbearing brickwork, although some of the detailed elements may be either precast concrete or overpainted glazed terracotta. The façade is punctuated by three equal width vertical panels of glazing separated by narrow mullions that terminate in finials projecting above the deep, stepped and articulated Art Deco parapet. There is a solid vertical panel at each end of the façade.

The original steel framed multi-paned windows survive at the second-floor level, although at the first-floor level the original windows have been replaced with single pane glazing to the central and western bays and three aluminum framed awning openable windows set into the eastern bay.

The ground floor has been substantially altered with a contemporary shopfront. Above the ground floor is a cantilevered box awning.

INTEGRITY

The building is largely intact above the ground floor with some changes visible to original or early significant fabric. The building retains evidence of key characteristics of its Jazz Moderne style, including its vertical openings terminating in the stepped Art Deco style parapet. The original steel framed multi-paned windows survive at the second-floor level. The building's integrity is slightly diminished by the partial removal of original steel windows at the ground and first floor level. Overall the building is has relatively high integrity.

COMPARATIVE ANALYSIS

Structural steel and reinforced concrete framing became popular building materials in interwar Melbourne, inspired by Chicagoan architecture in the late nineteenth and early twentieth centuries. Departing from load-bearing brick walls, many examples employed these new building methods that allowed windows to become larger and more prominent on façades, while also facilitating increased building heights.

The interwar department store or commercial buildings in Melbourne often utilised the Commercial Palazzo, Chicagoesque or Art Deco/Jazz Moderne styles. Popularly known as Art Deco, the Jazz Moderne style is characterised as the embodiment of dynamic progress and faith in modern technology represented with the use of strong vertical and/or horizontal motion, and non-historic ornaments.

The following examples are comparable with 188 Bourke Street, being of a similar use, scale, location and/or creation date. The images and descriptions are provided by CoM Maps unless stated otherwise.

Former Patersons Pty Ltd, 152-158 Bourke Street, 1934 (Interim HO1266 – Recommended as significant in the Hoddle Grid Heritage Review)

The former Patersons Pty Ltd Building was built for the Paterson family as a furniture retailing outlet. The building was designed by architect Arthur W Purnell and is a fine example of a Moderne façade from the Inter-war period.



Figure 4. Former Patersons Pty Ltd 152-158 Bourke Street, built in 1934.

Norman's Corner Store, 180-182 Bourke Street, 1935 (HO1000)

An eight-storey brick office building with basement and ground level retail. Formerly a three-storey warehouse, in 1935 the building was completely rebuilt with the addition of five extra storeys. The reconstruction was designed by Marcus Barlow in the Jazz Moderne style. It was subdivided into 23 commercial units in 2003.



Figure 5. Norman's Corner Stores, 180-182 Bourke Street, built in 1935.

Akira House, 18 Queen Street, 1927 (VHR H0397, HO729)

A ten-storey reinforced concrete former office building. It features a striking facade of black, green and grey terracotta faience tiles and was designed by James H Wardrop in the Jazz Moderne style. It was built by Swanson Bros in 1937 at a cost £11,000. Originally six storeys, a further four were added when the building was refurbished, subdivided and converted to apartments in 1998.



Figure 6. 18 Queen Street, built in 1927.

Former Alexanders Building, 88 Elizabeth Street, 1928 & 1933 (Significant in HO502 The Block Precinct)

A three-storey brick retail building with a faience tile-clad facade and a mezzanine. Built for the pipe and smoking requisites retailer Alexanders Proprietary Limited in 1928, and the façade was renovated in 1933 (*Age* 19 September 1933:14)



Figure 7. Elizabeth Street, built in 1928.

Former Sharpe Bros Pty Ltd, 202-204 Bourke Street, 1934 (Recommended as significant in the Hoddle Grid Heritage Review)

202-204 Bourke Street is a four-storey interwar commercial building built in 1935 in the Art Deco/Jazz Moderne style to a design by Melbourne architects H W & F B Tompkins. It functioned as the department store of Sharpe Bros Pty Ltd from 1935 to 1963 and continued its use as a department store until c1970.



Figure 8. 202-204 Bourke Street, built in 1934.

The former Rockman's Showroom at 188 Bourke Street is a largely intact example of the 1930s commercial building with Art Deco style elements. It demonstrates more finely detailed and modestly-scaled commercial development in central Melbourne, representing the 1930s' rapid expansion in the area to the east of Bourke Street retail centre, led by clothing retailers and chain stores.

The building is substantially in its original 1937 configuration and can be most closely compared to the former Sharpe Brothers building at 202-204 Bourke Street (recommended as significant in Hoddle Grid Heritage Review) or 88 Elizabeth Street (Significant in HO502 The Block Precinct) for its overall design with vertical bays of windows separated by prominent mullions. With its articulated parapet and basic palette of materials 202-204 Bourke Street is a highly similar example. With its Jazz Moderne style detailing 188 Bourke Street also shares some architectural similarities with other larger scale buildings such as 18 Queen Street (HO729), 152-158 Bourke Street, 1934 (Interim HO1266) and Norman's Corner Store, 180-182 Bourke Street, 1935 (HO1000).

Historically, the two buildings at 188 and 202-204 Bourke Street also share a history as successful retail stores established in the 1930s in Bourke Street between Swanston and Russell streets, with long associations with their initial store tenants.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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**

D

**Central City Heritage
Study 1993**

C

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

Ungraded

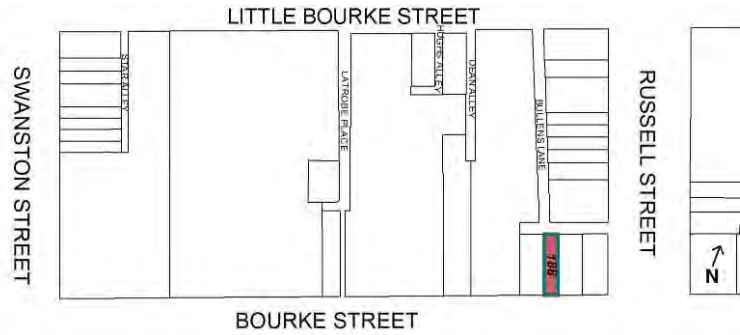
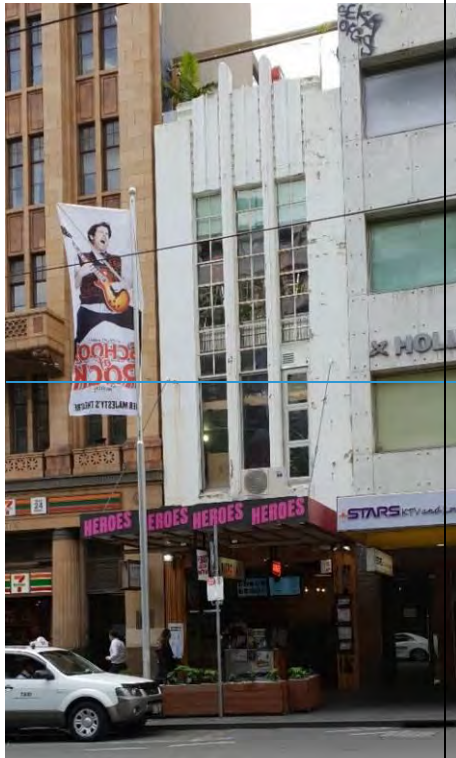
**Central City Heritage
Review 2011**

Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Rockman’s Showrooms Pty Ltd

PS ref no: HO1303XXXX



What is significant?

The former Rockman’s Showroom at 188 Little Bourke Street, Melbourne, a three-storey retail building constructed in 1937 ~~is significant~~.

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

- Original building form and scale;
- Original symmetrical façade geometry and fenestration, including vertical glazed panels, projecting mullions and rooftop fins and articulated parapet; ~~and~~
- Original steel windows at the second-floor level.

The awning and alterations at the street-level shopfront and replacement aluminium frame windows at the first level are not significant.

How it is significant?

188 Bourke Street, Melbourne, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The former Rockman's Showrooms Pty Ltd building at 188 Bourke Street is historically significant for the evidence it provides of an important phase in Melbourne's retail history; the rise in popularity of the chain store retailers from the 1920s in the central city. To accommodate growing demand for retail stores in central Melbourne, by the 1930s, former businesses in the block east of Bourke Street mall were quickly replaced with clothing retailers and chain stores. Designed in 1937 by architects H W & F B Tompkins and occupied by frock sellers Rockman's Showrooms, who established a chain of fashion stores across regional Victoria and New South Wales, it is representative of the wave of smaller-scale commercial development in central Melbourne during the later interwar period that replaced the low scale masonry buildings dating from the late 19th and early 20th century. (Criteria A and D)

188 Bourke Street is architecturally significant as a finely detailed, modestly-scaled example of a Jazz Moderne commercial building in central Melbourne. Jazz Moderne was an extremely popular style in the later interwar period. Such buildings utilised the engineering benefits of steel and concrete frame structures to maximise window areas and to provide flexibility for external articulation and decoration, and the dynamic and streamlined aesthetic of Art Deco detailing. The building is also notable as a work of the eminent firm of Melbourne architects H W & F B Tompkins, who designed a number of other Melbourne buildings in the Jazz Moderne style during the same period. (Criterion D)

Primary source

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

SITE NAME	Shop and residences dwellings
STREET ADDRESS	201-207 Bourke Street Melbourne
PROPERTY ID	101131 and 101132



BOURKE STREET



SURVEY DATE: October 2017

SURVEY BY: Context

HERITAGE INVENTORY	H7822-1628 H7822-1627	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known but possibly Francis M White	FORMER GRADE	Ungraded
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	BUILDER:	James Moore
		DATE OF CREATION / MAJOR CONSTRUCTION:	1874

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre
	OTHER SUB-THEMES
Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 38	Inventory no: 627 & 628
Character of Occupation: Commercial	
Third land sale 1838, allotment forfeited.	
1839 Williamson	
1840 Hoddle	
1855 Kearney	
1866 Cox	Building on site.
1877 Dove	
1880 Panorama	Two three-storey buildings, Leon Umbrellas; Thompson Chemist.
1888 Mahlstedt	Two three-storey buildings; Thompson Chemist.
THEMATIC MAPPING AND LAND USE	
1890s	Retail, Residential
1920s	Retail
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

This three-storey, late Victorian building is comprised of four shops with residences above. The upper façade presents as one unified arrangement and retains the classical styling typical of the period.

HISTORICAL CONTEXT

Building a Commercial City

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and Australia's was 20,416 (Young and Spearritt 2008). The growth of retailing was accompanied by the construction of warehouses to store goods.

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the east to the General Post Office in the west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley and Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s (Lovell Chen 2017:220).

Shaping the urban landscape

Expressing an architectural style

Melbourne witnessed a building boom, both commercial and residential, in the 1870s and 1880s. The 1880s property boom made its mark on commercial design in the central city, with a new, bold generation of architects. Boom Style commercial buildings, such as William Pitt's Windsor Hotel and the Block Arcade, were characterised by increasingly rich decoration, Mannerist exaggeration of elements like keystones and segmental pediments, and the use of multiple classical trabeated and arcuated schemes overlaid one atop the other, until flat wall space was diminished to a bare minimum. While Renaissance and Italianate influences are most closely associated with Melbourne's Boom Style, a similar treatment of materials and facades was used for Gothic Revival buildings (Context 2012:17).

SITE HISTORY

201-207 Bourke Street, Melbourne, which formed part of Crown Allotment 11, Block 11, was purchased by Sir Stuart A Donaldson, a Sydney-based businessman, who sent his agent, James Graham, to Melbourne to buy town and suburban lands (CoMMaps; Draper 1972). By c1852, there were two wooden shops built on the allotment, then addressed as 122-128 Bourke Street East (Bibbs 1856).

Arriving in Melbourne as an agent of Sir Donaldson, by the 1840s Graham had established a successful business in Melbourne, which included investments in land and buildings for Donaldson's clients. By the mid-1840s, he was running his own business. According to the *Australian Dictionary of Biography*, Graham was a director of the Port Philip Steam Navigation Co, the Melbourne Fire and Marine Insurance Co and the Melbourne Auction Co, treasurer of the Commercial Exchange, member of the management committee of the Port Phillip Theological Education Society, secretary of the Australia Felix Immigration Society, a trustee of the Government Savings Bank and a commissioner for insolvent estates (Strahan 1972). In 1858, he founded Graham Bros & Co with his brothers Edward and Charlie. The partnership dissolved in c1870, but Graham retained the firm's title (Strahan 1972).

For almost 80 years between the 1840s and the mid-1920s, the subject property was in the possession of James Graham, and later Graham Bros & Co and the executors of Graham's estate, except for a short period around the time of the construction of the current shops at 201-207 Bourke Street. During this time the ownership of the property was transferred to Clapp & Sprigg (RB 1874-5).

A building application for 201-207 Bourke Street was lodged with the Melbourne City Council in April 1874. In the same year, the current row of four three-storey shops at 201-207 Bourke Street was constructed by the investment partnership F B Clapp and W G Sprigg (RB 1874-5).

William Gardiner Sprigg (1832-1926) was the Melbourne Omnibus Co's secretary from 1868 until he was appointed assistant manager in 1890, and by 1909 he had become a director following the resignation of H A Wilcox. Sprigg was engaged with the operation of the Melbourne Omnibus Co until it was dissolved due to liquidation in the late 1910s (*Argus* 14 June 1919:10; 16 October 1920:20).

With his colleague at the Melbourne Omnibus Co, Francis Boardman Clapp (1833-1920), Sprigg was involved in developing at least 12 other premises along Bourke Street between 1873 and 1885, including the rows of shop and dwellings at 146-150 and 209-215 Bourke Street (MCC registration no 6299, 1054 & 5597, as cited in AAI Index record no 76823, 73836 & 73774; RB 1874-1877).

Each of the three-storey brick shops and dwellings, constructed by builder James Moore had a ground retail space and residence with five rooms located on the upper levels (RB 1876-77). The adjoining row of four shops and dwellings at 209-215 Bourke Street, completed two years later for Clapp and Sprigg by the same builder, was constructed in the same manner (MCC registration no 6640, as cited in AAI record no 73786).

The shops at 201-207 Bourke Street may have been designed by the architect Francis M White, who had worked for Clapp and Sprigg the previous year on other commercial premises and invited tenders for erecting shops in Bourke Street in March 1874 (MCC registration no 5850, as cited in AAI record no 73776).

Clapp and Sprigg held the subject properties at 201-207 Bourke Street for no longer than two years. After their construction, the shops were transferred back to the original owner, James Graham (RB 1874-1877).

A number of businesses occupied the subject site. At its completion, 201 Bourke Street was leased to a flower and seed merchant, who had been trading since c1852 from the wooden shop that formerly existed on the subject land. Commenced by William McDonald, the business was transferred in 1868 to William Ireland who was formerly based in Collingwood (S&Mc 1859-1876; *Leader* 26 December 1858:15). Ireland occupied the shop at 201 Bourke through to the late 1890s, until Miss M Deegan's confectionery moved in (S&Mc 1876-1899).

The remaining shops were occupied by various retailers and businesses, including a chemist, watchmaker, tobacconist, bookseller and stationer, and boot manufacturer. While many of these businesses only remained for short periods of time, notable early tenants included Henry Drew's pastry shop and coffee palace, which occupied the two middle shops at 203-205 Bourke Street during the latter half of the 1880s; and the Cyclorama Company who briefly occupied number 207 in the early 1890s (S&Mc 1874-1920). The cyclorama appeared in the eighteenth century, showing well-known scenes on a 360-degree canvas, and became popular at the turn of the twentieth century before the emergence of cinema. Popular in Melbourne from 1889 to 1906, cycloramas were shown in two circular buildings: one in Fitzroy on Victoria Parade, the other at today's 166-186 Little Collins Street (Colligan 2008), which was constructed in 1891. The cyclorama in Little Collins Street, which showed the Siege of Paris from 1891 to 1896, was connected to the subject premises at 207 Bourke Street, which was used as its office, through a long corridor (Figure 1). It is likely that the façade of 207 Bourke Street was altered to include more windows around this time when the shop underwent extensive changes (Figure 2).

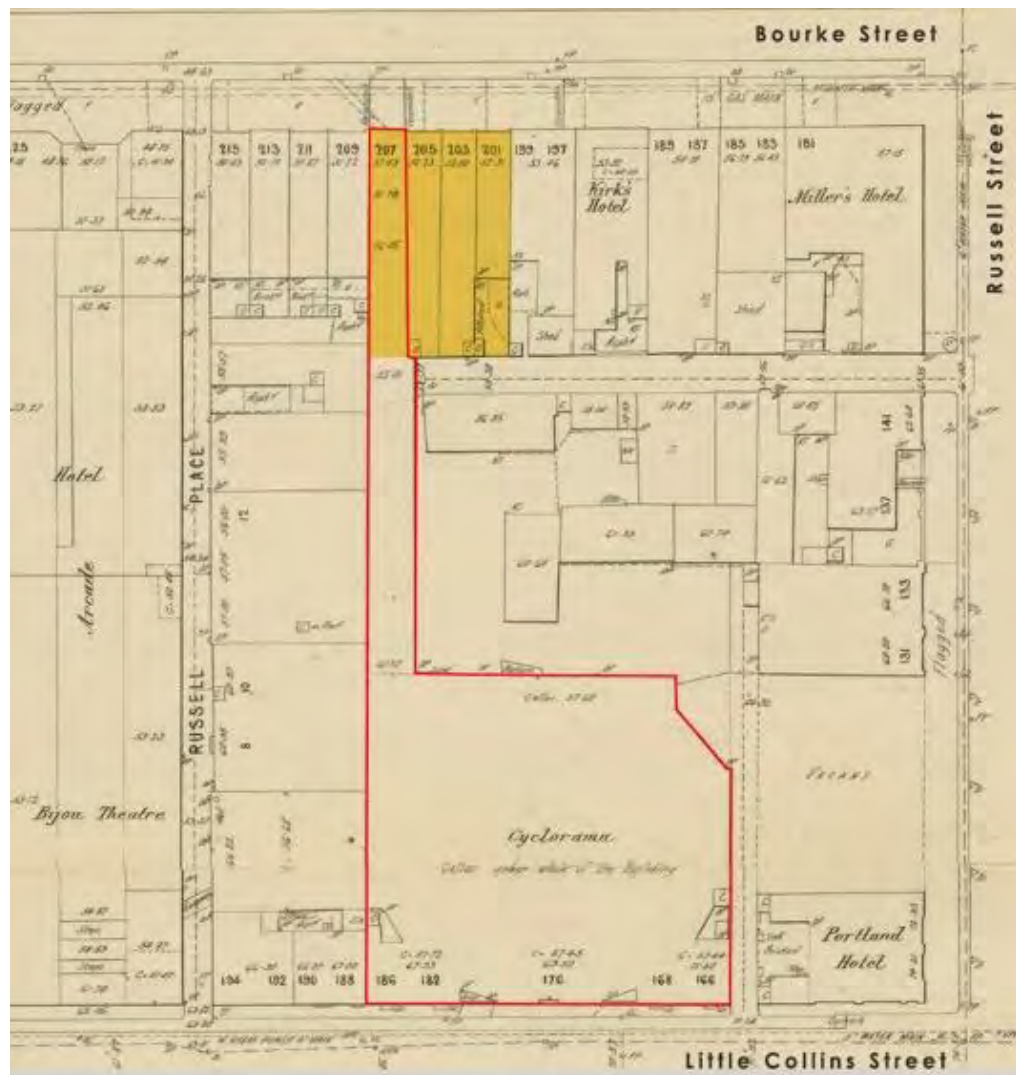


Figure 1. Coloured in yellow is the current extent of the shops at 201-207 Bourke Street, and in red outline is the original cyclorama site connected to the rear of 207 Bourke Street. (Source: MMBW Detail Plan no 1012, 1895, SLV).



Figure 2. 201-207 Bourke Street in the 1940s. Note 207 Bourke Street on the right-hand side with altered windows. (Source: Commercial Photographic Co c1940s, SLV)

After the closure of the cyclorama in 1896, 207 Bourke Street was separated from the Little Collins Street site, and the passage that once connected the two sites was removed to make way for a new right of way, which doglegged around the former Kings Theatre, currently occupied by 133 Russell Street (Mahlstedt Map Section 1, no 8, 1910).

Throughout the twentieth century, the shops at 201 and 203 Bourke Street continued to house various retail businesses. In the mid-1920s, the shops at 205-207 Bourke Street were purchased by George Mountford, hatter. In 1935, the whole block was also part of the estate of the late G Mountford (RB 1877-1935). The Mountfords, then hatters and now shoe retailers, had occupied three shops at 203-207 Bourke Street at one point until the mid-1930s when the firm renovated and occupied the two shops at 205-207. Today, the same business remains in the subject building and currently occupies the two shops at 205-207 Bourke Street, which are interconnected with the neighbouring two shops at 209-211 Bourke Street (RB 1935; MBI 'Bourke Street, 205-207', Ancestry.com).

The shops at 201 and 203 Bourke Street, then housing a fashion boutique and the Mocca Coffee Restaurant, were auctioned in November 1984 (Age 7 November 1984). Between mid-1980s and today, the buildings were merged as one shop, which currently houses a food outlet (CoMMaps).

SITE DESCRIPTION

The row of four three-storey shops and dwellings at 201-207 Bourke Street was built as one unified arrangement, with shops at ground level and residences above. Built in the mid-1870s, the row has a rendered façade with classical detailing. It is less elaborate than the adjoining row (209-215 Bourke Street), which was built in the Renaissance revival style.

The upper façade has a balustraded parapet with pedestals marking the edges of each of the four shops. A deep cornice runs along the base of the parapet. Squared brackets and a dentil row run below the cornice. Quoining occurs at the outer edges of the building.

On the upper level, shops 201-205 have regular rectangular windows with decorative moulded architraves. A narrow band with vertical markings runs the full width of the façade at sill height. At mid-level, the window openings are more decorative. Deep moulded architraves surround the openings and moulded hoods with scroll brackets sit over the top edge. A key stone is centrally located on the top edge of the architrave.

The windows at 207 Bourke Street are not consistent with the others. It is likely they were altered in the early 1890s for the Cyclorama company. A double opening is located on the upper level and elaborate Moghul-inspired stilted arched windows are located mid-level. These windows are almost identical to the decorative windows on the façade of the former Cyclorama building at 166-186 Little Collins Street.

The ground level shopfronts have been substantially altered.

INTEGRITY

The shops and residences at 201-207 Bourke Street retain a high level of intactness at the upper levels. Changes to the window arrangements at number 207 are likely to have occurred in the 1890s. At ground level, shop fronts have been substantially altered and the cantilevered canopy is non-original. The mansard tower visible in Figure 2 has been removed.

COMPARATIVE ANALYSIS

The subject building can be compared to other similar rows of late Victorian shop rows with residences built above. It compares well with the following examples, drawn chiefly from the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The images and descriptions below are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

136-140 Elizabeth Street (Significant in HO509 Post Office Precinct)

A row of three three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 3. 136-140 Elizabeth Street, constructed in the mid-Victorian era.

73-77 Bourke Street (HO536, Significant in HO500 Bourke Hill Precinct)

A row of three three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 4. 73-77 Bourke Street, constructed c1880 (Source: Vogue Australia 2014)

189-195 Exhibition Street (HO630, Significant in HO507 Little Bourke Precinct)

A row of two-storey brick shops with residences above and a basement below. Built in 1882 in the Renaissance Revival style.



Figure 5. 189-195 Exhibition Street, constructed 1882.

Bourke Mews, 32-38 Bourke Street (HO529, Significant in HO500 Bourke Hill Precinct)

A row of four three-storey shop/residences with basement parking. Designed by Edward G Kilburn in the Italian Renaissance Revival style and built by TJ Taylor in 1892



Figure 6. Bourke Mews, 32-38 Bourke Street, constructed 1892.

146-150 Bourke Street, 1885 (Interim HO1244 – Recommended as significant in the Hoddle Grid Heritage Review)

A row of four three-storey shops with residences above. Built by investors F B Clapp and W G Sprigg in 1885.



Figure 7. 146-150 Bourke Street constructed 1885. (Source: Context 2018)

209-215 Bourke Street, 1876 (Interim HO1240 – Recommended as significant in the Hoddle Grid Heritage Review)

A row of four three-storey shops with residences above. Built by investors F B Clapp and W G Sprigg in 1876.



Figure 8. 209-215 Bourke Street constructed 1876. (Source: City of Melbourne 2018)

201-207 Bourke Street compares to the examples above as a row of shop/residences built in the late Victorian era. Consistent with the examples above, shopfronts at ground level have been altered but the upper façade retains its classical styling.

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

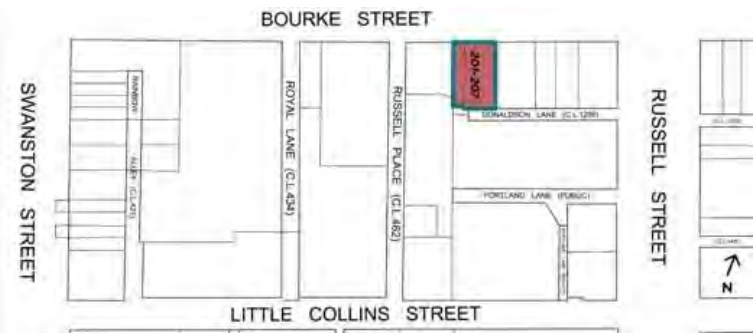
Central Activities District Conservation Study 1985	D
Central City Heritage Study 1993	C
Review of Heritage overlay listings in the CBD 2002	Ungraded
Central City Heritage Review 2011	Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Shop and residences dwellings



PS ref no: [Interim-HO1239](#)



What is significant?

The row of shops and residences at 201-207 Bourke Street, Melbourne, built in 1874.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Balustraded parapet with pedestals;
- Decorative band with vertical markings that runs the full length of the façade at sill height;

- Upper façade detailing including deep cornices with dentil course below; square brackets; quoining at the building's corners; square windows with decorative moulded architraves (upper level); deep moulded architraves, window hoods, scroll brackets and key stone to windows at the mid-level; ~~and~~
- Moghul-inspired stilted arch windows (No.207).

Later alterations made to the street level facades are not significant.

How it is significant?

201-207 Bourke Street, Melbourne is of local historic and representative significance to the City of Melbourne.

Why it is significant?

201-207 Bourke Street is historically significant as a late Victorian building that represents a key phase in the retail development of Melbourne when increasing numbers of investors developed retail premises in the city during the building boom of the 1870s and 1880s. Built in 1874 for investment partners F B Clapp and W G Sprigg, who developed up to 12 similar properties along Bourke Street between 1873 and 1885, 201-207 Bourke Street, is typical of retail buildings of the Victorian-era that housed retail outlets at ground level and residences and workspaces for business-owners on the floors above. (Criterion A)

207 Bourke Street is historically significant for its demonstration of its former use as an office for the cyclorama operating from 166-186 Little Collins Street in the 1890s, and once physically connected to no.207. This historical association is evident in the different window pattern to no.207. (Criterion A)

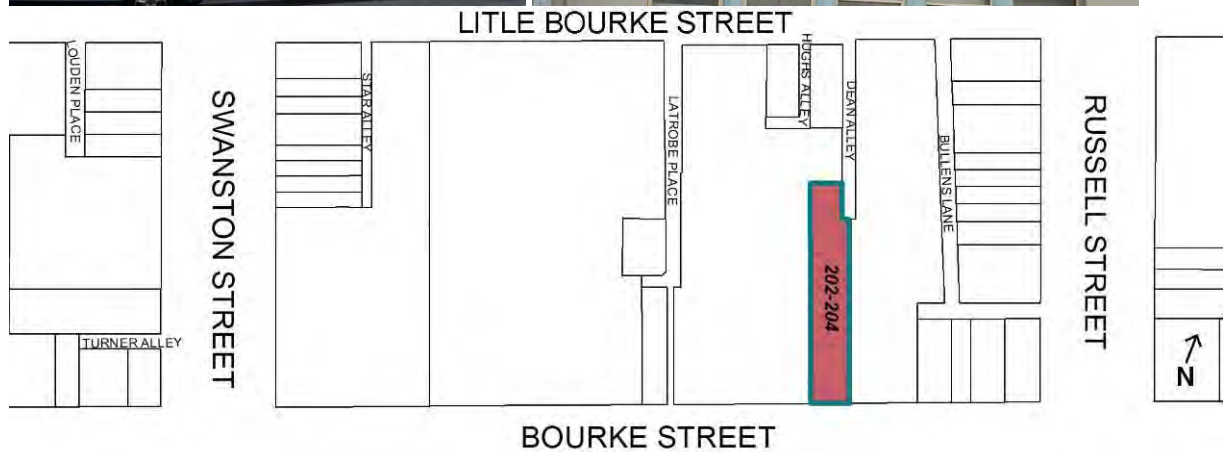
The three shops at 203-207 Bourke Street are historically significant for their association with hatter George Mountford and their occupation from the mid-1920s by well-known shoe retailer Mountfords. From the mid-1930s the business contracted to the two shops at 205-207 Bourke Street where it continues to operate as Mountfords. (Criterion A)

201-207 Bourke Street is a fine example of a row of shops with residences above built in the mid-Victorian era and characterised by stucco detailing. Built as one unified arrangement with Renaissance revival influences, the upper façade of the 201-205 Bourke Street retains the classical styling typical of the period. (Criterion D)

Primary source

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

SITE NAME	Former Sharpe Bros Pty Ltd
STREET ADDRESS	202-204 Bourke Street Melbourne
PROPERTY ID	101203



SURVEY DATE: October 2018

SURVEY BY: Context

HERITAGE INVENTORY N/A**EXISTING HERITAGE OVERLAY** No**PLACE TYPE** Individual Heritage Place**PROPOSED CATEGORY** Significant**FORMER GRADE** C**DESIGNER / ARCHITECT / ARTIST:** H W & F B Tompkins**BUILDER:** A F Deague**DEVELOPMENT PERIOD:** Interwar Period (c1919- c1940)**DATE OF CREATION / MAJOR CONSTRUCTION:** 1935
1937 (top floor added)

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a commercial city	5.4 Developing a retail centre
	OTHER SUB-THEMES
3 Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 30	Inventory no: Inventory not provided.
THEMATIC MAPPING AND LAND USE	
1890s	Manufacturing, Museum
1920s	Retail, Theatres and cinemas
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

202-204 Bourke Street is a four-storey interwar commercial building built in 1935 in the interwar Moderne style to a design by Melbourne architects H W & F B Tompkins. It functioned as the successful department store of Sharpe Bros Pty Ltd from 1935 to 1963 and continued operating as a department store until c1970.

HISTORICAL CONTEXT

Building a commercial city

Developing a retail centre

Department stores offered customers a wide range of goods, organised into 'departments', under the one roof. In Melbourne, department store Buckley and Nunn, which opened in 1854, established Bourke Street as the preferred retail strip. Russian immigrant Sidney Myer bought a block in Bourke Street in 1911, where he established his successful Myer emporium (Context 2012:43).

To the east of the Bourke Street retail centre, the section of Bourke Street between Russell and Swanston streets played a major role in Melbourne's social and leisure pursuits from the late-nineteenth century. The Theatre Royal, St Georges Hall, Melbourne Coffee Palace, and Kreitmayer's wax museum, all on the northern side of Bourke Street, attracted visitors. Multiple billiard rooms, cafés, restaurants and hotels were also located in the same strip. By the mid-1920s, three picture theatres opened in the same block (Mahlstedt Map section 1, no 22, 1888; section 1, no 7, 1925).

After 1920, chain department stores grew rapidly, opening branches or new stores in central Melbourne. Department stores elevated 'fashion, drapery and furnishings to a level of luxury and range which differentiated it from the everyday or rural emporium' (Young and Spearritt 2008). With increasing car ownership and widespread distribution of shopping catalogues, by the 1920s department stores attracted shoppers from both the suburbs and rural areas, consolidating the central Melbourne area as the state's preferred retail destination.

To accommodate growing demand for retail stores in central Melbourne, by the 1930s, former businesses in the block east of Bourke Street mall were quickly replaced with clothing retailers and chain department stores. Designed by architect Harry Norris, a new six-storey building was built for the drapers Foy & Gibson at the corner of Swanston and Bourke streets, and an eight-storey building was built in 1932-35 to a design by architect Marcus Barlow at the corner of Russell and Bourke streets, for successful Gippsland merchant Norman Sharpe's drapery emporium (Butler 2011:61; S&M 1933-38; Young & Spearritt 2008).

Shaping the urban landscape

Expressing an architectural style

The interwar period brought with it a jump in tall building construction in the central city, made possible by the use of structural steel and reinforced concrete framing. In response, a height limit was imposed by Melbourne City Council in 1916, dictated by the limitations on fire-fighting at that time. A maximum height of 40 metres (132 feet) was introduced for steel and concrete buildings, a limit that was not broken until the 1950s. Architects experimented with a range of styles to express the increased height in buildings.

Some styles adapted the classical styles from earlier periods. Commercial buildings in the 1920s were mainly of the Commercial Palazzo style, as exemplified by Harry Norris's Nicholas Building in Swanston Street (1925). The style was an early attempt at creating a style suitable for the tall building. It was divided into a base, shaft and cornice, much like a Renaissance palazzo. The scale, however, was greatly enlarged, with the shaft stretching up to ten storeys.

Other styles were more closely associated with the modern movement and expressed a more dynamic and streamlined aesthetic. Emphasis was placed on the horizontal or vertical composition of

a building to accentuate certain qualities of the building. In styles such as the Commercial Gothic style and the Jazz Moderne, vertical fins and ribs were used to accentuate the height of buildings. Landmark examples include, respectively, Marcus Barlow's Manchester Unity Building, Collins Street (1929-32) and the Tompkins Bros' Myer Emporium in Bourke Street (1933). (Context 2012:19-20). The Moderne style typically expressed the horizontal plane with continuous bands of steel framed windows and masonry spandrels running across the full width of a façade, and often returning around a curved corner. A landmark example is Harry A Norris' Mitchell House at 352-362 Lonsdale Street (1937).

SITE HISTORY

The land at 202-204 Bourke Street, Melbourne, is part of Crown Allotment 7, Block 22, purchased by George Chisholm in September 1837 (DCLS c1839). By the 1870s, the site was addressed as 99-101 Bourke Street East, and occupied by a pair of two-storey buildings to Bourke Street and a single-storey structure at the rear. In 1888, the Bourke Street buildings housed the London and American Tailoring Co (99 Bourke Street East) and Melbourne's sole waxworks factory (101 Bourke Street East) (Mahlstedt Map section 1, no 22, 1888). Maximilian Ludwig (Max) Kreitmayer operated the waxworks from the early 1870s, which became one of Bourke Street's well-known entertainment venues featuring a range of theatrical programs including vaudeville and magicians (Colligan 2005). Kreitmayer died in 1906, and the business was continued by his widow Mrs H M Kreitmayer until the early 1930s, later incorporating a picture theatre, the Star Picture Theatre, in the building by the 1920s (Mahlstedt Map section 1, no 7, 1910 & 1925; S&Mc 1933; Colligan 2005). In the early 1930s, the Mack Furnishing Company occupied the premises (S&Mc 1933; *Argus* 30 May 1934:5).

In May 1934, solicitors Madden, Butler, Elder & Graham acquired, on behalf of the merchants Richard Allen & Sons Pty Ltd, three buildings on the northern side of Bourke Street formerly owned by Hoyts Theatres Ltd. The site with a total frontage of 30 metres (100 feet) included 202-204 Bourke Street and adjoined two interconnected buildings at 206 (Sharpe Bros Drapers) and 208-212 (Hoyts Theatres Ltd, formerly Strand Picture Theatre) Bourke Street. Although no plans were announced, it was anticipated that a department store would be erected (*Argus* 30 May 1934:5; *Herald* 29 May 1934:1; Mahlstedt Map section 1, no 7, 1925; S&Mc 1933).

In October 1934, Shape Bros Pty Ltd, then located at 206-208 Bourke Street and 188 Bourke Street, confirmed plans to erect a new three-storey department store on the narrow allotment measuring 33 by 200 feet at 202-204 Bourke Street, which was still in possession of Richard Allen & Sons (RB 1936; *Weekly Times* 13 October 1934:17).

In 1905, the Sharpe brothers, Woolf and Maurice, opened a small shop in the Gippsland town of Sale. The retail drapery business prospered with an aggressive newspaper advertising policy and free mail order catalogues. By 1926, the brothers had moved their enterprise to a leased shop at 188 Bourke Street, Melbourne, and other family members, Norman and Cecil Sharpe, became engaged in the Melbourne enterprise. By 1935, Norman Sharpe established an eight-storey drapery emporium designed in interwar Moderne style which he named Norman's Corner Store, at the northwest corner of Bourke and Russell streets. The *Gippsland Times* called the family's success 'a real romance of Australian enterprise and courage' (*Gippsland Times* 9 September 1954:3).

The architects H W & F B Tompkins were appointed to design the new Moderne style building at 202-204 Bourke Street (Figure 1), and the builder was A F Deague from North Carlton. The estimated

total cost for the construction of the brick shop and warehouse was £10,000 (*Weekly Times* 13 October 1934:17; 19 January 1935:23).



Figure 1. Illustration prepared by H W & F B Tompkins for the Sharpe Bros' new premises at 202-204 Bourke Street. (Source: *Weekly Times* 19 January 1935:23)

The building featured a passenger lift and extensive floor space with a frontage of 33 feet and a depth of 153 feet, with a modern display window, on either side of the corridor-like lobby, occupying a further 32 feet of depth. A range of goods was available in the new department store, including clothing, underwear, corsets and Manchester. The firm also announced a considerable extension of its mail order department to service the needs of country customers (*Weekly Times* 19 January 1935:23).

In January 1935, the Sharpe Bros department store opened in the new three-storey brick building at 202-204 Bourke Street, only a short distance (a few buildings) away from the Moderne style Norman Sharpe's Corner Store (*Herald* 2 February 1935:11).

A fourth floor was added in 1937, at a cost of £3300 (MBAI 19007; RB 1939). The verticality of the original design was further amplified with the new addition, with the exterior vertical fins extended to the full upper section from the first to third levels (Figure 1).

In 1954, after 20 years of leasing the building, Sharpe Bros purchased the subject property for £185,000 (RB 1955; *Age* 3 July 1954:3).

In 1956, the premises underwent various upgrades, including changes to the shop front, and the installation of a ventilation system and a false ceiling in the ground floor. The total cost for the 1956 building works was £10,383 (MBAI 30267; 30380; 30379 & 30634).

Sharpe Bros traded at the subject building for 28 years, until 1963. In June 1963, a two-day auction was held at the premises to sell all shop fittings, furniture and machinery, including cash registers and typewriters (*Age* 8 June 1963:34)

In 1963, the property was acquired by Waltons Ltd. At that time, Waltons Ltd operated department store and retail drapery chain brands such as Waltons Store and Treadways Pty Ltd. From the mid-1930s, Treadways had been connected with the adjoining building at 206-218 Bourke Street. It was one of their four stores in Victoria (*Age* 29 March 1963:6). In 1965, Waltons owned both buildings at 202-204 and 206-218 Bourke Street, trading as Treadways at 202-204 (Figure 2) and as Waltons Store at 206-218 (RB 1965).

In 1969, coinciding with the closure of Treadways after thirty years of trade in Bourke Street, the subject property was sold by Waltons Ltd to Katies Ltd, then one of Australia's largest chains of women's fashion brands. In 1969, a major alteration to the building (details unknown) for Katies Ltd was carried out at a cost of \$100,000, followed by several substantial alterations to ground and first floor levels throughout the 1970s (MBAI 41844; 47220; 48174 & 49494). In 1974, 202-204 Bourke Street was shared by Katies Ltd and the former proprietor Waltons Ltd, the latter of which rented the two upper levels for their use as offices (RB 1975).

Between 1965 and 1974, the Sands & McDougall street directory listed the subject building as part of the adjoining property at 194-200 Bourke Street, which became known as Mid City Cinema, but this may be an error, as the properties were owned by different proprietors during the same period, and the conjoined use is not evidenced by the City of Melbourne rate books (S&Mc 1965-1974; RB 1965-1974).



Figure 2. Exterior of 202-204 Bourke Street in 1969, then occupied by Treadways. (Source: *Age* 12 June 1969:13)

According to the Mahlstedt Fire Survey plan published in 1948 (see Figure 4), which was amended in the early 1960s, the shop at 202-204 Bourke Street was interconnected with the Waltons Store at 206-218 Bourke Street, and had a rear access from Dean Alley (Mahlstedt Map Section 1, no 7, 1948). Access to upper levels on the principal elevation was added post-1960s (not shown in the Mahlstedt plan last amended c1960).



Figure 3. Detail from a 1948 (amended during the 1960s) Mahlstedt plan shows the shop at 202-204 Bourke Street (shaded in red) in the late 1960s. Note the openings on the western elevation of the subject property, which allowed access to 206-218 Bourke Street (shaded in green). (Source: Mahlstedt Map Section 1, no 7, 1948)

In 1981, further alterations to the building were carried out for \$70,000. Around the mid-1980s, the formerly co-joined premises at 202-204 and 206-218 Bourke Street may have been disconnected, with the latter being extensively redeveloped as the 'Village Cinema City' by the Village Theatre group (MBAI 54433; *Age* 15 February 1984:4). In 1988, the subject building was refurbished for \$320,000, and in 1989, a new shop fit-out was installed on the ground and first floors at the cost of \$150,000 (MBAI).

The property was converted to a police station in 2019 (CoMMaps).

H W & F B Tompkins, architects

The Encyclopedia of Australian Architecture contains the following entry for architects H W & F B Tompkins:

H. W. & F.B. TOMPKINS, architects were established in 1898 when the brothers won a design competition for the Commercial Travellers Association CTA Clubhouse, 190 Flinders Street, Melbourne. Henry Harry William (1865-1959) and Frank Beauchamp

Tompkins (c1867-1952) were born in England and educated in South Africa. They migrated to Australia with their parents in 1886. Harry became an assistant architect to Richard Speight Jnr and Frank worked with a number of architects including Evander Mclver and Nahum Barnet. By the mid-1890s Harry had entered a partnership, forming Speight & Tompkins of 493 Collins Street, Melbourne. He left the partnership in 1896 to take up a position in the Western Australia Public Works Department, but was retrenched in 1898 and returned to Melbourne and formed the partnership of H.W. & F.B. Tompkins (Beeston 2012:707-708).

The competition win established the firm and by the early 20th century, H.W. & F. B. Tompkins was a leading commercial firm. Their commercial work up to WWII reflects the three influences popular at the time: the Romanesque style popularised by such architects as H.H. Richardson in the United States during the late 19th century; the Baroque Revival of the early 20th century, popular in Chicago and San Francisco after 1908; and the Moderne or interwar functionalist style of the 1930s. Both Harry and Frank travelled to the United States and Europe, studying the latest trends in design and construction technology. They were the first architects in Melbourne to implement modern methods of steel frame construction and reinforced concrete in the Centre Way, Collins Street 1911 and the new Commercial Travellers' Association Clubhouse and Commerce House, 318-324 Flinders Street (1912). In 1913, the firm's association with Sidney Myer began with a warehouse building in Bourke Street, the first of many Myer commissions (Beeston 2012:707-708).

Harry Tompkins and Sidney Myer travelled in the United States visiting department stores, including the Emporium in San Francisco, which is reputedly the influence for the Myer Emporium in Bourke Street, Melbourne (Beeston 2012:707-708).

Harry Tompkins, the public face of the firm, was a prominent member of the RVIA; he was a council member (1905-), vice-president (1913) and president (1914-16). Harry was also president of the Federal Council of the AIA (1918-19) and mayor of Kew, the suburb in which he lived, for the same period (Beeston 2012:707-708).

The firm is one of the longest surviving in Victoria. In the 1950s it became Tompkins & Shaw when P.M. Shaw entered the partnership and then Tompkins, Shaw & Evans when Stan Evans joined. In 2003 it was acquired by Michael Davies Associates, forming a new firm, Tompkins MDA Group (Beeston 2012:707-708).

SITE DESCRIPTION

The subject site is located on the north side of Bourke Street between Swanston and Russell streets. The building at 202-204 Bourke Street is a four-storey, narrow fronted commercial building with elements representative of the interwar Moderne style. The building demonstrates the symmetry, strong vertical emphasis with projecting mullions terminating in fins above the Art Deco parapet and other characteristics typical of the style.

The façade to Bourke Street is painted render, over brick masonry structure. The detailed elements are precast concrete or overpainted glazed terracotta. The façade is punctuated by five equal width vertical panels of glazing separated by narrow mullions that terminate in finials projecting above the

deep, stepped and articulated parapet. There is a solid vertical panel at each end of the façade. A centrally located flagpole, a feature of the original, is still in place, fixed to the rear of the parapet.

The original steel framed multi-paned windows survive at the upper three levels, with each module comprising two fixed and two opening rectangular sashes, all of which are an identical size with horizontal emphasis.

The ground floor has been altered with a contemporary shopfront. Above the ground floor is a cantilevered box awning.

INTEGRITY

The building above street level is largely intact incorporating details from the 1937 elevation with very few changes visible to original or early fabric. The building retains the original glazing pattern and frames, vertical finials and a deep stepped Art Deco parapet with original or early flagpole. The upper level was added two years after the building's construction in 1935, extending the vertical finials and creating the current parapet. The building also retains its original built form and scale, and evidence of its original materials, with a highly intact façade above ground level. At street level the shop fronts have been replaced over time. Overall, the building is of a high integrity.

COMPARATIVE ANALYSIS

Structural steel and reinforced concrete framing became popular building materials in interwar Melbourne, inspired by Chicagoan architecture in the late nineteenth and early twentieth centuries. Departing from load-bearing brick walls, many examples employed these new building methods that allowed windows to become larger and more prominent on façades, while also facilitating increased building heights.

The interwar department store and commercial buildings in Melbourne often utilised the Commercial Palazzo, Chicagoesque or Moderne styles, as seen in landmark examples and other office/retail buildings around the city. Art Deco elements of the Moderne style are characterised by strong verticality or horizontality of the design, and the use of non-historic ornaments.

The following examples in Melbourne are comparable with 202-204 Bourke Street, being of a similar use, scale, location and/or creation date. The images and descriptions are adapted from CoM Maps unless stated otherwise, with images dated c2000 or later.

Former Patersons Pty Ltd, 152-158 Bourke Street, 1934 (Interim HO1266 – Recommended as significant in the Hoddle Grid Heritage Review)

The former Patersons Pty Ltd Building was built in 1934 for the Paterson family as a furniture retailing outlet. The building was designed by architect Arthur W Purnell and is a fine example of a Moderne façade from the interwar period.



Figure 4. Former Patersons Pty Ltd 152-158 Bourke Street, built in 1934.

Myer Emporium, 314-316 Bourke Street, 1933 (VHR H2100; HO542, Significant in HO509 Post Office Precinct)

Myer Emporium building is a seven-storey rendered concrete department store with basement, designed by H W & F B Tompkins and built by C Langford in 1933. The Bourke St Mall store was first opened in 1911 and continues to trade today as the flagship in the Myer department store chain.



Figure 5. Myer Emporium, 314-316 Bourke Street, built in 1933.

Akira House, 18 Queen Street, 1937 (VHR H0397; HO729)

Akira House is a 10-storey reinforced concrete former office building. It features a striking facade of black, green and grey terracotta faience tiles. Designed by James H Wardrop in the Jazz Moderne style, it was built by Swanson Bros in 1937 at a cost £11,000. Originally of six storeys a further four were added when the building was refurbished, subdivided and converted to apartments in 1998.



Figure 6. 18 Queen Street, built in 1927.

Norman's Corner Store, 180-182 Bourke Street, 1935 (HO1000)

The former Norman's Corner Store is an eight-storey brick office building with basement and ground level retail. Formerly a three-storey warehouse it was purchased by Mr Norman Sharpe from the clothier Leopold Leber in 1932 for £38,000. The current eight-storey building was built in 1935 to a Jazz Moderne style design by Marcus Barlow. It was subdivided into 23 commercial units in 2003.



Figure 7. Norman's Corner Stores, 180-182 Bourke, built in 1935.

Rockman's Showrooms Pty Ltd, 188 Bourke Street, 1937 (Recommended as significant in the Hoddle Grid Heritage Review)

188 Bourke Street is a three-storey interwar commercial building designed in 1937 in the interwar Moderne style, with Art Deco elements, by Melbourne architects H W & F B Tompkins. It was occupied by frock sellers Rockman's Showrooms from 1937 to the 1960s. Rockman's established a chain of department stores across regional Victoria and New South Wales.



Figure 8. 188 Bourke Street, built in 1937.

The former Sharpe Brothers building at 202-204 Bourke Street is largely intact to its 1935 and 1937 configuration. The building is a good representative example of a 1930s Moderne style retail building. In comparison to some of the larger scale examples currently on the City of Melbourne's Heritage Overlay (HO), it is more limited in the extent to which it demonstrates these characteristics. Designed by the same architects H W & F B Tompkins a few years earlier, the Myer Emporium at 314-316 Bourke Street (VHR H2100; HO542) is one of the best examples of this style of architecture in the central city area. Demonstrating a restrained use of the style, the subject building exhibits similar elements that are typical of the style such as vertical bays of windows separated by prominent mullions and articulated parapet. Another VHR-listed example Akira House at 18 Queen Street (VHR H0397; HO729) also represents similar architectural style. Despite its retention of exposed faience tile cladding, Akira House's integrity has decreased by its substantial upper-level additions. Retaining its original form and scale, the subject building has a higher degree of integrity.

It is most closely comparable to the Rockman's Showrooms at 188 Bourke Street (recommended as individually significant in HGHR) for its overall design and basic palette of materials. Similar finned mullion and parapet details are shared by both buildings, but some of the windows to 188 Bourke Street have been replaced, whereas those of 202-204 Bourke Street are original. The two buildings at 188 and 202-204 Bourke Street also share a historical theme as successful department stores, which were established in the 1930s in the block to the east of the traditional retail centre between Swanston and Elizabeth streets (today known as Bourke Street Mall), to accommodate growing demand for retail stores in central Melbourne. The subject building also compares well to other interwar retail buildings Norman's Corner Store at 180-182 Bourke Street (HO1000) or former

Patersons Pty Ltd at 152-158 Bourke Street (Interim HO1266), which are slightly larger in scale.

Overall, 202-204 Bourke Street is a modestly scaled, yet largely intact example of the Moderne style.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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**

D

**Central City Heritage
Study 1993**

C

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

Ungraded

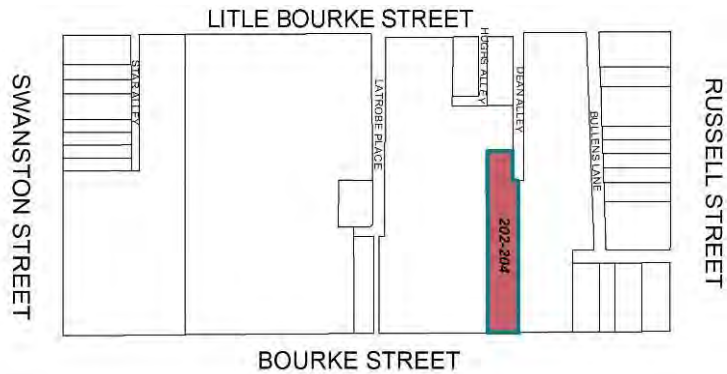
**Central City Heritage
Review 2011**

Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Sharpe Bros Pty Ltd

PS ref no: [HOXXXXHO1304](#)



What is significant?

The Sharpe Bros Pty Ltd building (former) at 202-204 [Little Bourke Street](#), Melbourne, a four-storey department store built in 1935 and added to in 1937.

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

- The original building form and scale and 1937 addition;
- The original symmetrical façade geometry and fenestration, including recessed spandrels; projecting mullions and rooftop fins, articulated parapet and flagpole; ~~and~~
- The original steel windows at the upper levels.

Later alterations made to the street level facade, including the awning, are not significant.

How it is significant?

202-204 Bourke Street, Melbourne, is of local historic and representative significance to the City of Melbourne.

Why it is significant?

The former Sharpe Bros building at 202-204 Bourke Street is historically significant for the evidence it provides of an important phase in Melbourne's retail history: the rise in popularity of the department store from the 1920s in the central city. In particular, 202-204 Bourke Street demonstrates the 1930s development of retailing in the area east of the traditional retail centre between Swanston and Elizabeth streets (today known as Bourke Street Mall). This section of Bourke Street between Swanston and Russell streets traditionally played a major role in Melbourne's social and leisure pursuits. Former businesses in that block were quickly replaced in the 1930s with clothing retailers and chain department stores, to accommodate growing demand for retail stores in central Melbourne, that was stimulated by increasing car ownership and widespread distribution of shopping catalogues. Built in 1935 to a modern design by architects H W & F B Tompkins, replacing a former wax museum and theatre, 202-204 Bourke Street represents the changed character of the area during the interwar period. (Criteria A)

202-204 Bourke Street is also of historical significance for its association with the successful retail business Sharpe Bros Pty Ltd from 1935 to 1963. The Sharpe brothers, Woolf and Maurice, began their retail drapery business in a small shop in the Gippsland town of Sale in 1905. The business prospered with an aggressive newspaper advertising policy and free mail order catalogues. By 1926, the brothers had moved their enterprise to a leased shop at 188 Bourke Street. In January 1935, the Sharpe Bros department store opened in the new three-storey brick building at 202-204 Bourke Street with considerably extended mail order department for country customers. A fourth floor was added in 1937, and, in 1954, after 20 years of leasing the building, Sharpe Bros purchased the property and upgraded the premises in 1956. (Criterion A)

202-204 Bourke Street belongs to a class of places: 'interwar commercial buildings'. It is representative of the small-scale wave of development in central Melbourne during the later interwar period that replaced the lower-scale buildings dating from the late nineteenth and early twentieth century. (Criteria A and D)

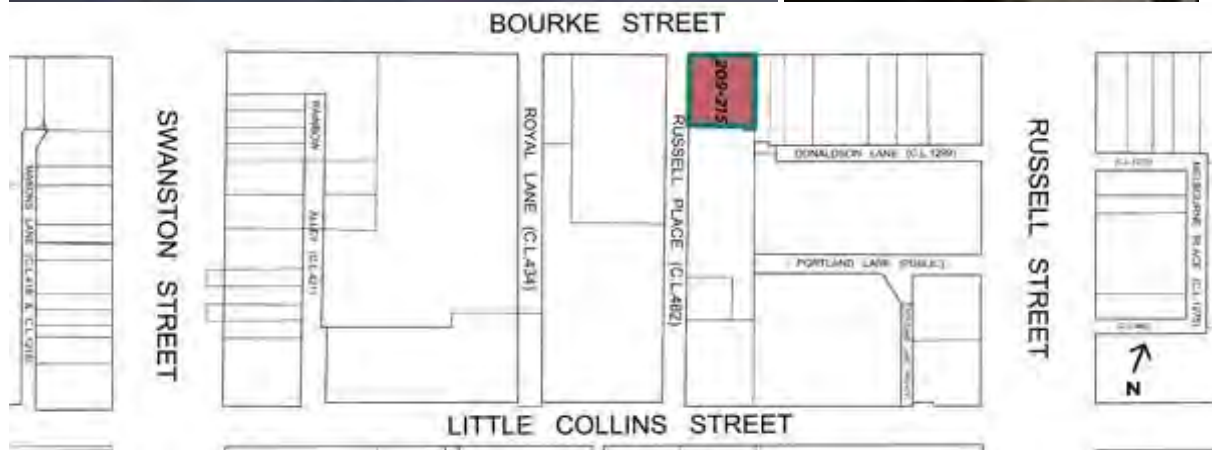
202-204 Bourke Street is significant as a modestly scaled and restrained but largely intact example of a Moderne style building, an extremely popular style in the later interwar period. Such buildings often utilised the engineering benefits of steel and concrete frame structures to maximise window areas and to provide flexibility for external articulation and decoration, and the dynamic and streamlined aesthetic of the Moderne style. The building was designed by the eminent firm of Melbourne architects H W & F B

Tompkins, who designed a number of other Melbourne buildings in the Moderne style during the same period. The design and details demonstrate characteristics typical of the Moderne style such as the symmetry, strong vertical emphasis with projecting mullions terminating in fins above the deep articulated parapet and has a high degree of integrity. It retains these characteristic features, including all of its original steel framed windows, which have been replaced in many other examples. (Criterion D)

Primary source

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

SITE NAME	Shop and residences dwellings
STREET ADDRESS	209-215 Bourke Street Melbourne
PROPERTY ID	101133



SURVEY DATE: October 2017

SURVEY BY: Context

HERITAGE INVENTORY H7822-1629

EXISTING HERITAGE OVERLAY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: James Moore

DEVELOPMENT PERIOD: Victorian Period (1851-1901) Victorian Period (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION: 1876

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre
	OTHER SUB-THEMES
3 Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 38	Inventory no: 629
Character of Occupation: Commercial	
Third land sale 1838, Allotment purchased by Thomas Walker.	
1855 Kearney	
1866 Cox	Building on site
1877 Dove	Four three-storey buildings; Luncheon rooms, Tobacconist, Jeweller.
1880 Panorama	
1888 Mahlstedt	Four three-storey buildings; Bookshop, Jeweller, Tailor.
THEMATIC MAPPING AND LAND USE	
1890s	Retail, Residential
1920s	Retail
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

This three-storey, late Victorian building is comprised of four shops with residences above. The upper façade presents a unified arrangement and exhibits the classical styling typical of the period.

HISTORICAL CONTEXT

Building a Commercial City

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and Australia's was 20,416 (Young and Spearritt 2008). The growth of retailing was accompanied by the construction of warehouses to store goods.

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the east to the General Post Office in the west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley and Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s (Lovell Chen 2017:220).

Shaping the urban landscape

Expressing an architectural style

Melbourne witnessed a building boom, both commercial and residential, in the 1870s and 1880s. The 1880s property boom made its mark on commercial design in the central city, with a new, bold generation of architects. Boom Style commercial buildings, such as William Pitt's Windsor Hotel and the Block Arcade, were characterised by increasingly rich decoration, Mannerist exaggeration of elements like keystones and segmental pediments, and the use of multiple classical trabeated and arcuated schemes overlaid one atop the other, until flat wall space was diminished to a bare minimum. While Renaissance and Italianate influences are most closely associated with Melbourne's Boom Style, a similar treatment of materials and facades was used for Gothic Revival buildings (Context 2012:17).

SITE HISTORY

209-215 Bourke Street, which forms part of the Crown Allotment 13, Block 11, was purchased by Thomas Walker, merchant, banker and benefactor, after his arrival in Melbourne in 1837. It was one of four Bourke Street allotments Walker owned (Joy 1967). In the 1850s, four commercial and residential buildings owned by G K Johnston, auctioneer, occupied the subject site (Bibbs 1856; RB 1873-4).

Replacing the earlier buildings, the current four shops with dwellings above were erected in 1876 for the investment partnership of F B Clapp and W G Sprigg (RB 1876). Each of the three-storey brick shops, constructed by builder James Moore, had a ground retail space and a five-room residence at the upper levels (RB 1876-7). The adjoining row of four shops and dwellings at 201-207 Bourke Street, completed two years earlier for Clapp and Sprigg by the same builder, were constructed in the same manner (MCC registration no 6640, as cited in AAI record no 73786).

William Gardiner Sprigg (1832-1926) was the Melbourne Omnibus Co's secretary from 1868 until he was appointed assistant manager in 1890, and by 1909 he had become a director following the resignation of H A Wilcox. Sprigg was engaged with the operation of the Melbourne Omnibus Co until it was dissolved due to liquidation in the late 1910s (*Argus* 14 June 1919:10; 16 October 1920:20).

With his colleague at the Melbourne Omnibus Co, Francis Boardman Clapp (1833-1920), Sprigg was involved in developing at least 12 other premises along Bourke Street between 1873 and 1885, including the rows of shop and dwellings at 146-150 and 201-207 Bourke Street (MCC registration no 6299, 1054 & 5597, as cited in AAI Index record no 76823, 73836 & 73774; RB 1874-1877).

Clapp and Sprigg owned the subject properties for no longer than two years. Between 1876 and 1927, the City of Melbourne rate books noted that the owners were the executors of the late Mrs Martha McIntosh (RB 1877-1926). In 1926, at the behest of Mrs McIntosh, the subject property passed into the ownership of the Royal Melbourne Hospital (*Age* 23 June 1926:13).

The first tenants of the shops at 209 to 215 Bourke Street, respectively, were Mrs E G Abbott, confectioner; Mrs F Shuttleworth, fruiterer; Downie Brothers, tailors; and C Hoffman, tobacconist (S&Mc 1876-7).

The shops were then occupied by businesses including manufacturers and retailers. In 1900, the two shops at 209-211 Bourke Street were occupied by Mary Williams's luncheon room, and in the early 1910s, the three shops 209-213 were merged into one for the Posner Bros, jewellers, who formerly ran a same named shoe and boot manufacturing business at the shops at number 209 and 207 in the early 1900s (S&Mc 1901-1904). According to the City of Melbourne Fire Survey plans published and edited during the 1910s, not only were the shops internally merged, but the shop fronts at 209-213 Bourke Street were extensively altered to include a central doorway and large windows on both sides (Mahlstedt Map Section 1 No 11, 1910).

Posner Bros leased the properties until the mid-1920s when the building was again refurbished to house four shops (Mahlstedt 1910; Mahlstedt 1925; RB 1891-1920). From the early 1910s, a mercer shop, operated by G Mountford Jnr, son of George Mountford, hatter, at the neighbouring building at 205 Bourke Street, occupied 215 Bourke Street (S&Mc 1915-1930). In 1942, the same business was still trading in the shop (Figure 1) (S&Mc 1942).

In July 1938, 209-215 Bourke Street was auctioned. The property was withdrawn without a bidder and was still owned by the hospital in 1945. It came into the possession of the Melbourne City Council in the 1950s (RB 1945-50; *Age* 8 July 2000:45).

Throughout the rest of the twentieth century, the subject property was leased to retailers, and now contains two shops (CoMMaps). Today, the shops at number 209-211 remain interconnected with the neighbouring shops at 205-207 Bourke Street.



Figure 1. 209-215 Bourke Street in the 1940s. Wall painted signage for G Mountford junior's mercer shop is at 215 Bourke Street. (Source: Commercial Photographic Co c1940s, SLV)

SITE DESCRIPTION

The row of four three-storey shop and dwellings at 209-215 Bourke Street was built as one unified arrangement, with shops at ground level and residences above. Built in the mid-1870s, the row has a rendered façade with Italianate style detailing. It is more elaborate than the adjoining row (201-207 Bourke Street), which has simpler classical detailing.

Built of masonry with a stucco finish, the upper façade has a balustraded parapet. Engaged pilasters run the full height of the upper façade, and extend to the parapet, marking out the four shops in the row. Ball finials were originally located over each pilaster but have since been removed. A deep cornice runs below the parapet and has large elaborate scroll brackets.

The window arrangements are identical on all four shops. On the upper level, paired segmented arched windows have moulded arched cornices to the upper edge. On the mid-level, a single rounded arched window has a decorative moulded arched cornice.

The side elevation opens to Russell Place. The original rear walls with chimneys are intact. Side and rear elevations have face brick walls, now overpainted. The side elevation (Russell Place) has twin and single openings similar to the openings on the front façade.

INTEGRITY

The upper façade retains a high level of integrity, with the exception of the ball finials and original verandah which have been removed. The ground level shopfronts have been substantially altered and a modern cantilevered canopy has replaced the early verandah.

COMPARATIVE ANALYSIS

The subject building can be compared to other similar rows of late Victorian, two and three-storey shops with residences above. It compares well with the following examples, drawn chiefly from the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The images and descriptions below are provided by CoM Maps unless stated otherwise.

136-140 Elizabeth Street, c1870s (Significant in HO509 Post Office Precinct)

A row of three three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 2. 136-140 Elizabeth Street constructed c1870.

73-77 Bourke Street (HO536, Significant in HO500 Bourke Hill Precinct)

A row of three three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 3. 73-77 Bourke Street constructed c1880. (Source: Vogue Australia 2014)

189-195 Exhibition Street, 1882 (HO630, Significant in HO507 Little Bourke Precinct)

A row of two-storey brick shops with residences above and a basement. Built in 1882 in the Renaissance Revival style.



Figure 4. 189-195 Exhibition Street constructed in 1882. (Source: Butler 2011)

Bourke Mews, 32-38 Bourke Street, 1892 (HO529, Significant in HO500 Bourke Hill Precinct)

A row of four three-storey shop/residences with basement parking. Designed by Edward G Kilburn in the Italian Renaissance Revival style and built by T J Taylor in 1892.



Figure 5. Bourke Mews, 32-38 Bourke Street constructed in 1892. (Source: Butler 2011)

146-150 Bourke Street, 1885 (Interim HO1244 – Recommended as significant in the Hoddle Grid Heritage Review)

A row of four three-storey shops with residences above. Built by investors F B Clapp and W G Sprigg in 1885.



Figure 6. 146-150 Bourke Street constructed in 1885.

201-207 Bourke Street, 1874 (Interim HO1239 – Recommended as significant in the Hoddle Grid Heritage Review)

A row of four three-storey shops with residences above. Built by investors F B Clapp and W G Sprigg in 1874.



Figure 7. 201-207 Bourke Street constructed in 1874. (Source: City of Melbourne 2018)

209-215 Bourke Street compares to the examples above as a row of shop/residences built in the late Victorian era. 209-215 Bourke Street preceded the construction of several of these examples and is a representative example of a mid-Victorian commercial building. Consistent with the examples above, shopfronts at ground level have been altered but the upper façade retains its integrity and classical styling.

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

REFERENCES

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Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985**D

**Central City Heritage
Study 1993**C

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

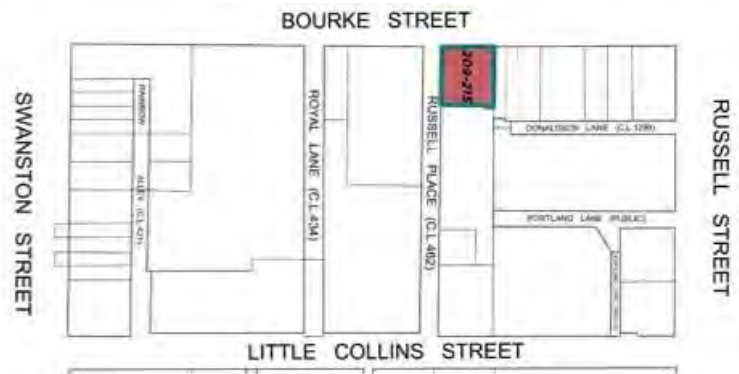
**Central City Heritage
Review 2011**Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Shop and residences dwellings



PS ref no: [Interim-HOHO1240](#)



What is significant?

The row of four three-storey shops/residences at 209-215 Bourke Street built in 1876.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Balustraded parapet;
- Engaged pilasters that demarcate each shop;
- Upper façade detailing including cornice with elaborate scroll brackets; paired segmented arch windows with moulded arch cornice to upper edges (upper level); single round arched window with decorative moulded arched cornice (mid-level);
- Original chimneys;
- Pattern and size of fenestrations to side elevation (Russell Place); ~~and~~
- Side and rear walls of face brick (overpainted).

Later alterations made to the street level facades are not significant.

How it is significant?

209-215 Bourke Street is of local historic and representative significance to the City of Melbourne.

Why it is significant?

209-215 Bourke Street is historically significant as a mid-Victorian building that represents a key phase in the development of Melbourne when increasing numbers of investors developed retail premises in the city during the building boom of the 1870s and 1880s. Built in 1876 for investment partners F B Clapp and W G Sprigg, who developed up to 12 similar properties along Bourke Street between 1873 and 1885, 209-215 Bourke Street is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floors above.

(Criterion A)

209-215 Bourke Street, built in the mid-Victorian era and characterised by rich decoration is significant for its Italianate influences and unified composition across the upper façade. The first floor level of the four shops retains the classical architectural styling typical of the period, featuring decorative stucco elements including engaged pilasters, deep cornicing, scrolled brackets, window mouldings and a balustraded parapet. (Criterion D)

Primary source

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

SITE NAME	Former Palmer's Emporium
STREET ADDRESS	220 Bourke Street Melbourne
PROPERTY ID	101201



SURVEY DATE: October 2017

SURVEY BY: Context

HERITAGE INVENTORY H7822-2187

EXISTING HERITAGE OVERLAY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

DESIGNER / ARCHITECT / ARTIST: Harry A Norris

FORMER GRADE C

BUILDER: Not known

DEVELOPMENT PERIOD: Interwar Period (c1919-c1940)

DATE OF CREATION / MAJOR CONSTRUCTION: 1937

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre
	OTHER SUB-THEMES
3 Shaping the Urban Landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 30	Inventory no: Inventory not provided
THEMATIC MAPPING AND LAND USE	
1890s	Hotels and Lodgings
1920s	Retail
1960s	Retail

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

220 Bourke Street, a four-storey commercial building was designed by architect Harry A Norris in 1937. Built to accommodate a multilevel department store, the design embraces modern construction technology (reinforced concrete construction) and moderne styling to express a progressive and modern aesthetic.

HISTORICAL CONTEXT

Building a commercial city

Developing a retail centre

Department stores offered customers a wide range of goods, organised into 'departments', under the one roof. In Melbourne, department store Buckley and Nunn, which opened in 1854, established Bourke Street as the preferred retail strip. Russian immigrant Sidney Myer bought a block in Bourke Street in 1911, where he established his successful Myer emporium (Context 2012:43).

Chain department stores grew rapidly after 1920. With increasing car ownership and widespread distribution of shopping catalogues, by the 1920s department stores attracted shoppers from both the suburbs and rural areas.

Department stores elevated 'fashion, drapery and furnishings to a level of luxury and range which differentiated it from the everyday or rural emporium'. According to the 1948 retail census, in Victoria the 130 shops defined as department stores accounted for 10.3 per cent of retail sales. In money terms, the stores sold 30.3 per cent of drapery, clothing and soft furnishings; 18.1 per cent of hardware, ironmongery and crockery; and 15.4 per cent of furniture and floor coverings (Young and Spearritt 2008).

Building a manufacturing capacity

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinetmakers were concentrated at the east end of town. Food-processing plants were established in north and west Melbourne where factories tended to be small and specialised. Large factories, built in the later nineteenth century and early twentieth century, were mostly constructed outside the City of Melbourne, where land was more easily obtainable (Context 2012:44).

From the 1930s, like the rest of Australia, an increasing proportion of the city's workforce took up jobs in manufacturing, an industry that led Australia's recovery from the economic depression of the late 1920s-early 1930s, when, the *Encyclopedia of Melbourne* notes, a

steep rise in tariffs, devaluation of the Australian pound, falling wages and electricity costs all made local producers far more competitive internationally. Textiles benefited first, then the metals industries and engineering took over as pacemakers (Dingle 2008).

After World War Two, Australia's manufacturing output increased 6 per cent per year between 1949 and 1967, and between 1947 and 1966, 155,221 new manufacturing jobs were created in Melbourne, roughly one-third of which went to women (Dingle 2008). Large numbers of women found employment as machinists in clothing and foot-ware factories (Context 2012:72).

Shaping the urban landscape

Expressing an architectural style

Commercial buildings in the 1920s were mainly of the commercial palazzo style, as exemplified by Harry Norris's Nicholas Building in Swanston Street (1925). It was divided into a base, shaft and

cornice, much like a Renaissance palazzo. The scale, however, was greatly enlarged, with the shaft stretching up to 10 storeys.

Other styles were more closely associated with the modern movement and expressed a more dynamic and streamlined aesthetic. Emphasis was placed on the horizontal or vertical composition of a building to accentuate certain qualities of the building. In styles such as the commercial gothic style and the jazz moderne, vertical fins and ribs were used to accentuate the increased height of buildings. Landmark examples include, respectively, Marcus Barlow's Manchester Unity Building (1929-32) and the Tompkins Bros' Myer Emporium in Bourke Street (1933). (Context 2012:19-20). The moderne style typically expressed the horizontal plane with continuous bands of steel framed windows and masonry spandrels running across the full width of a façade, and often returning around a curved corner. A landmark example is Harry A Norris' Mitchell House at 352-362 Lonsdale Street (1937).

SITE HISTORY

220 Bourke Street forms part of Crown Allotment 4 and 5, Block 22. In the 1880s, the VRC Hotel existed on the land before its conversion to retail purposes (*Age* 18 April 1937:14). Before its demolition in 1937, the two-storey brick building on the site was occupied by H E Swain, boot retailer (*Age* 18 April 1937:14).

In April-May 1937, S Brilliant Knitting Works Pty Ltd became the new proprietor of 220 Bourke Street (*Age* 23 May 1940:11). A four-storey retail premise was erected to replace the old building. Named 'Palmer's Emporium', the new drapery business was established by Isa Rose Pty Ltd, manufacturers, in co-operation with Joshua and Cyprus Herbert Glovers, wool merchants. Palmer's Emporium was granted an initial five-year lease of the building by proprietor S Brilliant Knitting Works Pty Ltd (*Argus* 12 October 1937:8; *Age* 24 May 1940:11).

The building was initially planned as an eight-storey store with a basement, which was to be constructed in two stages, with the first including four floors and the basement (*Argus* 29 May 1937:20). The work was undertaken by Hansen & Yuncken Pty Ltd to a design by Harry A Norris, who implemented the reinforced concrete method to enable the construction of the proposed eight-level building:

The architects have adopted the modern horizontal treatment for the façade. This has allowed windows to be provided on each floor for the full width of the building. On the ground floor there will be deep, arcaded show windows (Argus 12 April 1937:9).

The first stage of the construction commenced on 1 June 1937 and was completed by November the same year (*Argus* 12 April 1937:9).

Palmer's Emporium, however, broke the lease after less than two years from the opening of the building. In August 1938, the company went into voluntary liquidation and vacated the premises later that year (*Age* 24 May 1940:11). The break of the lease caused a legal dispute between the proprietor and the tenant companies. As a result, the original plan for the additional four storeys was never carried out.

At the completion of the first stage, the shops featured highly modern fittings and furniture. The original natural oak and chromium plate interior fittings were sold by public auctions after the

company's liquidation. The items comprised display tables, counters, cabinets and wall panels, as well as Axminster brand carpets and electric cash registers (*Age* 30 September 1939:2).

Later, the four-storey building on the subject site became tenanted by shoe manufacturers and retailers, including Smartset Shoes and the Public Benefit Bootery, later 'PB Shoes', with the latter business remaining at the premises for approximately 30 years till the mid-1980s (*Argus* 8 February 1947:38; *Age* 3 October 1985:18). PB Shoes had its own eight-storey building at 323-325 Bourke Street opposite the Myer department store between 1924 and the 1950s, until relocating to the subject property. The brand was known for offering an affordable price range for their products.

In the 1990s, the building was occupied by Minotaur, bookshop and toyshop (*Age* 11 September 1991:67; *Age* 7 September 1997:74).

In 2000, the building at 220 Bourke Street was sold by auction. At this point, it comprised three retail areas in the basement, ground and first floors, and had office space in the upper levels (*Age* 15 April 2000:105). After the sale, the ground floor was refurbished with new shopfront and side display windows (*Age* 2 September 2000:94). Today, it houses two residential properties on the top two levels, two shops and one food and drink outlet (CoMMaps).

Harry A Norris, architect

Harry Albert Norris (1888-1967) was born in Hawthorn, a son of a bootmaker. He was articled to architects Ward & Carleton between 1906 and 1911, a Melbourne firm that undertook modest domestic, commercial and industrial commissions. In 1910, he won second prize in the Royal Victorian Institute of Architecture student competition (Gurr and Willis 2012:502-3).

Norris commenced his solo practice in c1915, and by 1920, he was established in an office in Collins Street. His early works included domestic and commercial projects, with a significant number of motor garages, factories and bakeries. His younger brother Frank Leonard Norris (1903-1976), who gained a Diploma in Architecture from the University of Melbourne, also joined the practice (Gurr and Willis 2012:502-3).

Harry Norris also participated in a number of business ventures with Alfred M Nicholas. A M Nicholas played a key role in Victoria's Motoring industry and, with his pharmacist brother George, he ran the highly successful Nicholas Pty Ltd, which was associated with the development and marketing of 'Aspro' in Australia. The close relationship between Norris and Nicholas resulted in a number of substantial architectural commissions, including the Nicholas Building, Swanston Street (1925-6), and two Nicholas residences: 'Carn Brea', Hawthorn (rebuilt in 1928) and 'Burnham Beeches', Sherbrooke (1930-3). In addition, Norris was appointed as the architect of the St Kilda Road campus of Wesley College, substantially rebuilt in 1933-39, following a bequest from Alfred and George Nicholas (Gurr and Willis 2012:502-3).

Norris also had a long relationship with G J Coles, who sent him to the United States in 1929 to investigate chain store architecture. Norris was responsible for designing and altering many Coles stores across Victoria from c1927, and in Sydney from c1938 (Gurr and Willis 2012:502-3).

Norris regularly travelled overseas, particularly in the United States, in 1934, 1936 and 1937 to observe overseas architectural trends (Gurr and Willis 2012:502-3).

Completing a number of influential examples in the key styles of the era, Norris became one of Victoria's most prolific commercial architects in the 1920s and 1930s. Victoria Gurr and Julie Willis's entry for Norris in the *Encyclopedia of Australian Architecture* sums up his architectural achievements as follows:

From the mid-1920s onwards, Norris was enthralled by the possibilities of faience and showed himself to be remarkably adept at employing a wide range of stylistic approaches. From the cobalt-blue Spanish Baroque of Majorca House, Flinders Lane, Melbourne (1931) to the blush pink of the remodelled façade of the G.J. Coles Store, Bourke Street, Melbourne (1929) with its Jazz-Hispanic detailing, he demonstrated the possibilities of colour and modelling with faience to great effect. He was an early exponent of the Moderne, such as at Block Court, Collins Street, Melbourne (1929) and with the streamlined façade of Melford Motors showroom, Elizabeth Street, Melbourne (1937), which reached a high point with Mitchell House, Elizabeth Street, Melbourne (1938). The design for the Vice-Chancellor's House at the University of Melbourne (1937) showed a similar concern for materials and style, being a gentle Georgian Revival house given a modish twist by the use of Roman bricks that emphasised horizontality. His Mission to Seamen, Port Melbourne (1937, [since] demolished) was a confident essay in Dudokian modernism (Gurr and Willis 2012:502-3).

Norris retired on his 75th birthday, dying six months later (Gurr and Willis:502-3).

SITE DESCRIPTION

The building at 220 Bourke Street is a four-level commercial building with a basement. It sits on a long and narrow parcel on the corner of Bourke Street and La Trobe Place. The building form fits the site with a curve at the La Trobe Place corner.

Originally built to accommodate a multilevel department store, the design embraced modern construction technology (reinforced concrete construction) and moderne styling to express a progressive and modern aesthetic. The strong horizontal orientation of the façade allows for bands of windows to wrap around each level of the building, creating light open retail spaces.

The building displays key characteristics of the interwar moderne style. The asymmetrical façade has a vertical pier running up the western side of the building. The fluted pier runs the full height of the upper façade and steps over the parapet. By contrast, the remainder of the upper façade has a strong horizontal character, defined by incised spandrels and generous steel framed windows with small panes that run the full width of the façade and curve around the building edge to return down the laneway. A parapet has the same incised character as the spandrels. The overall effect is of a streamlined modern building.

The ground floor façade has been significantly altered. Originally described as having 'arcaded show windows', this feature no longer exists. A replacement shopfront and side display windows were installed after 2000.

INTEGRITY

The distinctive form of the building, which curves around the corner, remains. The upper façade, including steel framed windows, retains a high level of integrity. At ground level the building has been altered with a contemporary shopfront and side windows installed after 2000.

COMPARATIVE ANALYSIS

A range of interwar styles were used on commercial buildings to emphasise a modern or progressive aesthetic and 220 Bourke Street exhibits moderne styling. 220 Bourke Street was originally planned to be eight storeys and was built with a reinforced concrete structure that would accommodate the proposed height.

The subject building is one of several moderne buildings in the central city. The following examples are drawn chiefly from the Central City Heritage Review 2011, being of a similar style and construction date. The images and descriptions below are provided by CoM Maps unless stated otherwise.

Selected examples of Melbourne's moderne commercial buildings from the interwar period include:

Yule House, 309-311 Little Collins Street, 1932 (VHR H2233; HO703, Significant in HO502 The Block Precinct)

A five-storey commercial building designed by Oakley and Parkes in the moderne style with steel framed windows, and horizontal banding in terra-cotta faience tiles. It retains its metal framed display windows, signage and some original finishes. Built in 1932 it is amongst the first commercial buildings in the moderne style and is also intact.



Figure 8. 309-311 Little Collins Street constructed in 1932

Mitchell House, 352-362 Lonsdale Street, 1937 (VHR H2232; HO715)

This seven-storey rendered brick office building with ground level retail was also designed by architect Harry A Norris in the moderne style. The ground level was originally a motorcar showroom. It retains original signage and interior finishes and is considered to be an outstanding example of the moderne style and of Norris' work.



Figure 9. 352-362 Lonsdale Street constructed in 1937

Presgrave Building, 273-279 Little Collins Street, 1938 (Significant in HO502 Block Arcade Precinct)

A six-storey cement rendered office building with shops at street level and foyer. Designed by Marcus Barlow in the moderne style and built in 1938. The upper floors were refurbished and converted to hotel accommodation in 2000. It is less intact than either Yule House or Mitchell House.



Figure 10. 352-362 Lonsdale Street constructed in 1937.

McPherson's Building, 546-566 Collins Street, 1935 (VHR H0942; HO614)

A five-storey reinforced concrete office building with basement parking and ground level retail. Designed by Stewart Calder in association with Reid & Pearson in the International style and built as offices and showrooms for McPherson's Proprietary Limited in 1935. It is a seminal example built two years after Yule House and featuring horizontal banding, large areas of horizontal glazing and concrete construction with terra cotta faience tiling.



Figure 11. 546-566 Collins Street constructed in 1935.

Of the examples above, three are of State significance (Mitchell House, Yule House and McPherson's buildings) as a result of their early date of construction within the 1930s, seminal design and/or high degree of integrity. The radical styling, large areas of glass and concrete construction of these buildings in the 1930s transformed how commercial buildings were designed and built. 220 Bourke Street demonstrates a very similar engagement with radical new design of the 1930s, is highly intact above the ground floor and was built the following year after Norris's Mitchell House which it follows quite closely in its use of reinforced concrete without applied decorative cladding. The moderne style was relatively short-lived and there are limited examples remaining, although its influence on modernism is seen in many later examples.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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

REFERENCES

Age, as cited.

Argus, as cited.

Context 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

City of Melbourne Interactive Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed 13 April 2018.

Dingle, Tony 2008, 'Manufacturing', in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/>, accessed 13 January 2018.

Gurr, V & Willis, J 'Norris, Harry A' in Goad, Philip & Willis, Julie (eds.) 2012, *The Encyclopedia of Australian Architecture*, Cambridge University Press, Cambridge.

Young, John and Spearritt, Peter 2008, 'Retailing', in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 3 February 2018.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** Ungraded

**Central City Heritage
Study 1993** C

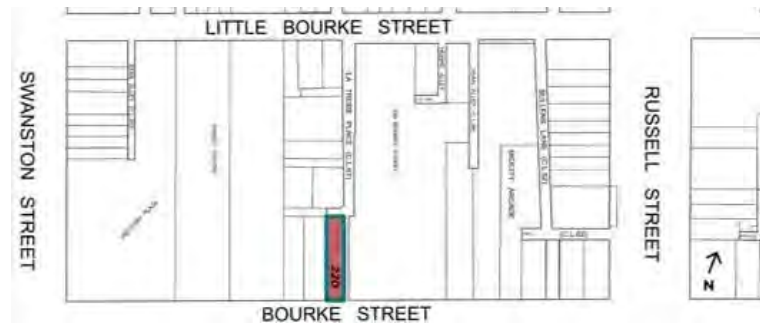
**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Palmer's Emporium

PS ref no: [Interim-HO1243](#)



What is significant?

Former Palmer's Emporium at 220 Bourke Street, a four-level commercial building designed by architect Harry A Norris and completed in 1937.

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

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Streamlined modern style façade defined by incised spandrels, parapet and horizontal bands of steel framed windows that run the full width of the façade and curve around the building edge; and

- Asymmetrical façade with a vertical pier running up the western side of the building.

More recent alterations including the ground floor shopfronts installed after 2000 are not significant.

How it is significant?

Former Palmer's Emporium at 220 Bourke Street is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

220 Bourke Street is historically significant for its demonstration of the development of department stores, particularly after the economic depression of the 1930s. Built in 1937 as Palmer's Emporium drapery business, the building is also significant for its long term use by shoe manufacturers and retailers Smartset Shoes and the Public Benefit Bootery, later 'PB Shoes' from the late 1940s, representing part of the City of Melbourne's extensive clothing and footwear manufacturing history. (Criterion A)

220 Bourke Street is one of several commercial buildings from the interwar period designed by innovative architects of the period including Harry A Norris, Oakden and Parkes, Marcus Barlow and Stewart Calder. 220 Bourke Street combines reinforced concrete construction with moderne styling to express a progressive and modern aesthetic. (Criterion D)

220 Bourke Street is aesthetically significant for its adoption of the moderne style of the interwar period with the overall effect being a streamlined modern building. This is clearly evident and expressed in the physical fabric above the ground floor level, including the horizontal banding to the windows and their curved profile at the corner, the use of steel-framed windows and the bands of the concrete structure with incised spandrels that further emphasize its horizontal lines. (Criterion E)

Primary source

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

SITE NAME	Former John Danks & Son
STREET ADDRESS	Part 393-403 Bourke Street Melbourne
PROPERTY ID	101147





SURVEY DATE: March 2019

SURVEY BY: Context

HERITAGE INVENTORY	N/A	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	C
DESIGNER / ARCHITECT / ARTIST:	Sydney Smith & Ogg	BUILDER:	Not known
DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902-c1918) Federation/Edwardian	DATE OF CREATION / MAJOR CONSTRUCTION:	c1915-18

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.4 Developing a retail centre
POSTWAR THEMES	DOMINANT SUB-THEMES
2 Constructing the economy of Melbourne's city centre post World War Two	2.4 Marketing and retailing

LAND USE

HISTORIC LAND USE	
Archaeological block no: 36	Inventory no: Inventory not provided.
THEMATIC MAPPING AND LAND USE	
1890s	Factories and workshops, Merchants
1920s	Retail, Merchants
1960s	Retail, Offices

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

Located at [Part](#) 393-403 Bourke Street between Queen Street and Elizabeth Street, the former John Danks & Son building (now known as The Foundry) is a six-storey commercial/warehouse building constructed in 1915-18, to a design by architects Sydney Smith & Ogg in the Federation Free style with some eclectic Art Nouveau details. The building was built for and long used in association with the hardware industry as a retail outlet, from 1915-57 by John Danks & Son Ltd (who had been at the site since 1859), and from 1965-93 by hardware retailers McEwans. From 2007, the building has been used as apartments, with retail and car parking.

HISTORICAL CONTEXT

Building a Commercial City

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and the Victoria's was 20,416 (Young and Spearritt 2008).

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the south-east to the General Post Office to the north-west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city which operated as the city's premier wholesale fruit and vegetable market until 1930 (May 2016:176). The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley & Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate from the late 1880s (Lovell Chen 2017:220).

After the end of World War One in 1918, Melbourne, like other Australian cities, experienced an economic boom. In the first decades of the twentieth century, the demand for residential development declined in central Melbourne as the booming retail and manufacturing sectors rapidly taking up available properties. By 1921, 38 per cent of Melbourne's workers were employed in industry and the growth of manufacturing stimulated urban growth. By the end of the 1920s, Melbourne's population had reached one million people (Marsden 2000:29-30). Retail outlets, offices and small factories increasingly took over the city centre.

After 1920, chain department stores grew rapidly, opening branches or new stores in central Melbourne. Department stores elevated 'fashion, drapery and furnishings to a level of luxury and range which differentiated it from the everyday or rural emporium' (Young and Spearritt 2008). With increasing car ownership and widespread distribution of shopping catalogues, department stores attracted shoppers from both the suburbs and rural areas, consolidating the central Melbourne area as the state's preferred retail destination.

Constructing the economy of Melbourne's city centre postwar

Marketing and retailing

Central Sydney and Melbourne accounted for about one third of Australian metropolitan retail sales in the 1950s. This share decreased dramatically in the 1960s as suburban shopping complexes such as Chadstone Shopping Centre were built, to the point where in the 1990s, central Melbourne accounted for less than 5 per cent of metropolitan retail sales (Spearritt cited in Marsden 2000:49).

The 1962 credit squeeze marked the beginning of the decline of the city department stores, and by the 1970s, Australian retailing consisted largely of franchising operations; by the 1980s, the top ten retail outlets were owned by three or four companies (Hartwell and Lane cited in Marsden 2000:50; Young and Spearritt 2008).

The 1974 Strategy Plan for Melbourne encouraged 'the maintenance and growth of the retail areas as the major centre for shopping for the metropolitan area' (Interplan Pty Ltd 1974:267). In addition, the policies within the Plan aimed to counteract

present economic market forces that would force entertainment and retail activities out of the CBD. The mandatory requirements for retail or entertainment floor space will ensure that the variety provided by shops, restaurants or cinemas is maintained (Interplan Pty Ltd 1974:267).

As a consequence, alliances between government ministers, councilors and traders sought to arrest the decline of retail in the Melbourne city centre. Two main strategies emerged: to expedite car access (prevalent through to the 1970s), and from the 1970s to encourage pedestrians, for example through the creation of car-free malls, Sunday trading, and the establishment of open-air markets. Marsden maintains that the re-focus on shoppers' needs as pedestrians has partly restored the city to its people (Marsden 2000:51-52).

The 1985 Strategy Plan encouraged the promotion of 'the area and of the City's retailing in general, [and] will also assist to promote the Retail Core as the specialist shopping "heart" of metropolitan Melbourne and the State' (CoM 1985:89).

SITE HISTORY

Prior to the construction of the subject building, the site, part of Crown Allotment 14, Block 13, was occupied by a series of two-storey buildings. All of these buildings had been constructed by 1888, and included a restaurant, two saddlers and the original John Danks store (Mahlstedt Map Section 1, no 13, 1888; CoMMaps).

John Danks (1828-1902) was born in Birmingham, son of John Danks, a wrought iron and gas tube manufacturer, who arrived with his family in Melbourne in 1856 (Age 1 March 1902:10; Hone 1972). With his brothers Samuel and Thomas, John Danks (junior) opened a plumbing business at 403 Bourke Street (then known as 42 Bourke Street West) in c1859 (see Figure 1) (Danks 2019). One of the firm's first jobs was the manufacture of pipe connections for the Yan Yean water supply (Hone 1972). The Yan Yean Water Supply System was constructed from 1853 as the first large scale engineered water supply system in Victoria (VHR).

In 1860 Thomas retired and the firm continued as J & S Danks until 1871 when Samuel retired (Hone 1972). By 1871 the firm had established a substantial brass works in South Melbourne (Age 1 March 1902:10). In September 1874 John Danks helped form the United Manufacturers' Association of Victoria and next year called the meeting from which the Protection League developed; Danks became president of the Emerald Hill (South Melbourne) branch (Hone 1972). The United Manufacturers Association of Victoria's objectives were to watch over and protect the interests of manufactures in Victoria (Argus 10 September 1874:7) whilst the Victorian Industrial Protection League advocated for the imposition of protective duties on all goods which could be manufactured in the colony (Argus 6 January 1871:6).

The twenty years following 1874 brought rapid expansion for J & S Danks: branch shops were established in Sydney and in Christchurch, New Zealand; John's son, Aaron, became a partner and, in 1885, started a brass foundry in England (Hone 1972). In 1889 the company came to be known officially as John Danks & Son Limited. By 1891 they had taken over another building at 393 Bourke Street (S&Mc 1892). During the 1890s, John Danks & Son replaced the building at 393 Bourke Street with a new showroom building (see Figure 2), while maintaining their original premises at 403 Bourke Street (S&Mc 1892). As the company expanded, it steadily purchased land along Bourke Street, and by 1890 owned all of the land from 393 to 403 Bourke Street (RB), the same land the subject building now occupies.

By 1894, Danks had started a foundry in Sydney; the size rivalled that of the works in Melbourne (*Age* 1 March 1902:10).

The firm was affected by the economic depression of the 1890s, but by 1902, upon the death of John Danks, the company employed 220 people, with close to 60 people in the Bourke Street store (the former showroom on the subject site ~~at 393-403 Bourke Street~~) (*Age* 1 March 1902:10). The business was taken over in 1902 by John Danks' son, Sir Aaron Danks, and the business continued to be operated by Sir Aaron's son Fred after Sir Aaron's death in 1928. John Danks & Son was floated as a public company in 1950. By the 1950s, the company had withdrawn from retail and focused solely on hardware manufacturing for wholesale. By 2004, the company employed over 400 staff in 240 Home Timber & Hardware Stores, nearly 400 Thrifty Link Stores Hardware Stores, and 100 Plants Plus Garden Centres Australia wide. The business was sold in 2009 (Danks 2019).

John Danks was also a public figure, entering the South Melbourne Council in 1871, becoming mayor in 1874-75, and retiring in 1880 (*Age* 1 March 1902:10). In 1877 he unsuccessfully contested the Emerald Hill seat in the Legislative Assembly. He was a founder and director of the Australian and European Bank and a commissioner at the 1888 Paris Exhibition. Deeply religious, he was active in the Methodist Church and a Sunday schoolteacher for thirty years (Hone 1972). Danks was known for his community work amongst the 'working classes' of South Melbourne, where his foundry operated, and was known as an 'equitable employer' (*Age* 1 March 1902:10).



Figure 1. Showing John Danks & Son located at its original smaller building at 403 Bourke Street in the 1880s. (Source: Nettleton c1880-1890, SLV)



Figure 2. Showing the John Danks & Son building at 393 Bourke Street in the 1890s. (Source: Rudd c 1890-1900, SLV)

A newspaper article in January 1915 mentions the impending construction of the subject building, noting that the work was to encompass 'additions to a warehouse in reinforced concrete' and that it was a project 'running into the many thousands [of pounds]' (*Herald* 21 January 1915:3). This indicates that the subject building incorporates one of the buildings in existence on site in the 1890s, likely 393 Bourke Street. Construction of the subject building [at 393-403 Bourke Street](#) was underway by 1915, as tenders were advertised for the installation of hot water radiators for the John Danks building by the architects Sydney Smith & Ogg in February of that year (*Age* 20 February 1915:19). When the new building was completed in 1915, it was visually the tallest and most significant building in that area of Bourke Street (see Figure 3). The John Danks & Son Ltd building sold retail and wholesale hardware and machinery made by the Danks company's foundries (see Figure 4).



Figure 3. Showing the subject building c1920 after completion, with a large painted 'Danks' sign indicating the presence of the company. (Source: Harvey c1920, SLV)

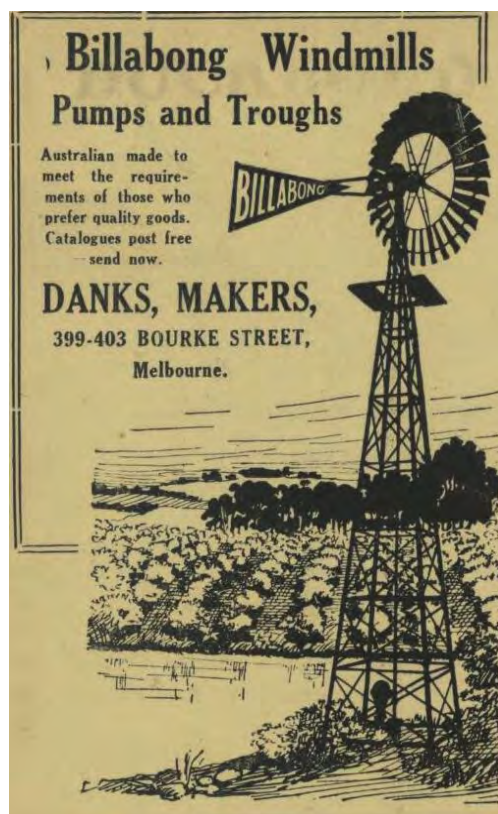


Figure 4. A 1915 advertisement for Danks made Billabong windmills, available from 399-403 Bourke Street. (Source: Stead 1915:6)

A decision for Danks to focus business on wholesale distribution rather than retail led to the sale of the building in 1957 in anticipation of the 1958 opening of their manufacturing plant in South Melbourne (Danks 2019).

Hicks Atkinson Ltd purchased the subject property in 1957, which completed the block that was to house the new Hicks Bourke Street department store (including the next-door property at 387-391 Bourke Street) (*Age* 5 October 1957:6). Hicks, Atkinson Ltd, was probably the oldest drapery in Melbourne at this time (established 1848) (*Argus* 2 April 1949:4). They made alterations to the subject building in 1957 to accommodate their store (*Age* 5 October 1957:6). The building was offered for sale in 1963 when Hicks Atkinson Pty Ltd went into liquidation, and was purchased by the National Mutual Life Association of Australia Ltd (*Age* 29 May 1963:2; *Age* 27 November 1964:8).

In 1965, hardware store McEwans Ltd announced that it was moving from its Elizabeth Street premises to a 'big new modern store at 387-403 Bourke Street', where they remained for 28 years until 1993 (*Age* 11 September 1965:67).

English immigrants James McEwan and John Houston supplied goods to storekeepers on the Victorian goldfields in 1852 from a building at the corner of Elizabeth and Little Collins streets and also leased other premises in Melbourne and Geelong. In 1855 the partnership between Houston and McEwan was dissolved and James McEwan established a wholesale and retail ironmongery from the same building in Elizabeth Street (Lethbridge 2011). In 1927, McEwan's Limited was formed to acquire the shares of James McEwan & Company Pty Ltd and its subsidiaries. By 1965 McEwan's had moved its main city store from the corner of Elizabeth and Little Collins streets to 387-403 Bourke Street, Melbourne. Around this time ten other McEwan's stores were established in the suburbs of

Melbourne, as well as in Victorian regional shopping centres (Lethbridge 2011). By 1990, McEwans operated almost 100 hardware retail outlets in Victoria, Queensland and South Australia (*Age* 23 January 1990:34).

Following a successful takeover bid by Repco Limited, McEwan's Limited was de-listed from the Stock Exchange on 28 July 1982 (Lethbridge 2011).

In 1993, four buildings in Bourke Street, including the McEwans building at 387-403 Bourke Street, were advertised for auction. At the time, all the properties were leased to Bunnings Ltd, trading as McEwans. (*Age* 29 September 1993:26).

The subject building was purchased in 2003 by developers, the Donnelly Group, and was incorporated into a subsequent development of the site, with the scope of work including the construction of 92 apartments, a three-level retail centre and underground car park. The new development, named 'The Foundry', was opened in 2007. The building was sold again in 2008 to another development group, Brookfield Australia (Vedelago 2013).

Sydney Smith & Ogg, architects

Architects Sydney Wigham Smith (1868-1933) and Charles A Ogg (1867-1932) formed a partnership in 1889. Smith was initially articled to his father, Sydney William Smith, who worked as an engineer and municipal surveyor in suburban Melbourne for some 30 years. Ogg worked for Reed, Henderson & Smart for five years before entering the partnership (Coleman 2012: 676).

Sydney Smith & Ogg designed houses, shops, banks, hotels and churches, and their early designs drew on the Arts and Crafts and Art Nouveau styles of the United Kingdom. One of the notable examples in the city is Milton House, Flinders Lane (1901). From c1911 to 1914, the firm produced a series of innovative hotel designs, influenced by the Arts and Crafts and Art Nouveau styles, largely in the inner suburbs, including the Bendigo Hotel, Collingwood (1911); the Perseverance Hotel, Fitzroy (1911) and the Kilkenny Inn, King Street, Melbourne (1913). Similar characteristics can be seen in their designs for a series of State Savings Banks, including Moonee Ponds (1905), Elsternwick (1907), and Yarraville (1909). All have symmetrical, red brick façades with various combinations of bay, arched and circular window forms and render, wrought iron and terracotta detailing (Coleman 2012: 677).

Smith and Ogg both died in the early 1930s, however Charles Edward Serpell (1879-1962), who joined the partnership in 1921, continued the practice until he retired in 1956 (Coleman 2012: 677).

SITE DESCRIPTION

Located at [part](#) 393-403 Bourke Street between Queen Street and Elizabeth Street, the former John Danks & Son building is a six-storey commercial/warehouse building constructed in 1915 to a design by architects Sydney Smith & Ogg in the Federation Free style with some eclectic Art Nouveau details.

The principal façade of the building to Bourke Street is of painted render, symmetrically arranged and divided into six bays. The two outer bays of the building are rusticated and comprise a continuous curved oriel window of three window modules with masonry mullions at the second, third and fourth levels. Above the oriel at the sixth level, there is a balcony surmounted by a substantial arched cornice and a bay of three narrow vertically proportioned windows, which also occurs below the oriel at the first-floor level.

The central four bays at the third, fourth, fifth and six levels are punctuated with rectangular window openings. At the first-floor level the window openings have been altered creating two large openings fitted with contemporary bi-fold sash doors.

All of the original (probably timber frame) windows have been replaced with contemporary aluminium framed windows. The configuration of three vertical sashes with narrow top sashes is understood to reference the original pattern of windows, as do what appear to be replica leadlight upper window sashes.

A substantial cornice surmounts the windows of the central four bays and is supported on large paired brackets, whilst a curved cornice sits above the arches of the end bays. A smaller cornice with multiple brackets also sits above the widow line at the first-floor level. A large floral decorative panel with a shield at the fifth level introduces an Art Nouveau element to the building as do the lesser garlands above the oriel windows and in the semi-circular arches above the end bays. The parapet appears to have been extended above the arches of the two end bays, and a recessed metal clad mansard level has been added above the original roof level.

At street level the building has been altered with no evidence of the original configuration of the building to Bourke Street.

INTEGRITY

The ~~Foundry~~ (former Danks & Son building) at [part](#) 393-403 Bourke Street is largely intact to its original scale and form, with some changes visible to original or early fabric. The building retains its painted render principal façade, cornices, arch details, original fenestrations, patterns of openings, oriel windows, rustication to the end bays and decorative floral relief panels. Alterations include the addition of a recessed mansard level above the original roof level, and changes to the openings at the first-floor level. The original fenestration pattern including the pattern of openings appears to be original. All windows have been replaced with aluminium framed windows. The replacement windows reference the original window pattern. It is likely that these changes occurred when the building was redeveloped as residential apartments in 2007.

At the ground level the building has been completely altered and is with no evidence of the original configuration of the building to Bourke Street. Notwithstanding these alterations, overall the building is of high integrity.

COMPARATIVE ANALYSIS

During the Edwardian era, a number of mid-rise brick warehouse/commercial buildings were constructed in central Melbourne. While two- or three-storey warehouses were still common, larger buildings utilising the new materials of structural steel and reinforced concrete were becoming more prevalent, inspired by Chicagoan architecture in the late nineteenth and early twentieth centuries. Departing from traditional loadbearing brick walls, these new building methods allowed for larger and more prominent windows, while also allowing for increased building heights. Although they were characterised by an expressed structural system of concrete encased steel columns and reinforced concrete floor plates, these earlier examples typically included elements of classical detailing, and this approach continued into the interwar period when the Palazzo and Chicagoesque styles were popular.

The following examples in Melbourne are comparable with the subject site, being of a similar use, scale, style and/or construction date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

Richard Allen & Son warehouse, 164-170 Flinders Lane, c1910 (HO579, Significant in HO506 Flinders Lane Precinct)

At 164-170 Flinders Lane, the front section of the old Richard Allen & Son warehouse building has been retained to a depth of 18 metres and refurbished. The fine façade features a combination of brick middle storeys with arches with a ground floor and upper floors of stucco facing.



Figure 5. 164-170 Flinders Lane, now rear of 161 Collins Street, built c1910.

Herbert and Harold Higson by Bade & Co, 125-127 Flinders Lane, 1913 (HO1032)

A five-storey brick former warehouse with a basement and a mezzanine. Designed by Billing Peck & Kemter in the American Romanesque Revival style and built for the saddlers and ironmongers Herbert and Harold Higson by Bade & Co in 1913. Refurbished in 1989 into lower level retail with offices at upper levels .



Figure 6. 125-127 Flinders Lane, built in 1913.

Warehouse, 179 Flinders Lane, 1911 (Significant in HO505 Flinders Gate Precinct, Significant in HO506 Flinders Lane Precinct)

A four-storey brick former warehouse with ground floor and basement showrooms built in 1911 for Henry Spink and William John Allee . In 1925 the building was severely damaged by fire and was refurbished in 1989 with the top levels converted to offices.



Figure 7. 179 Flinders Lane, built in 1911 (Source: CoMMaps)

294-296 Collins Street, 1914 (HO598, Significant in HO502 The Block Precinct)

A seven-storey cement rendered, reinforced concrete office building with basement and ground level retail designed by Frank Stapley in the Edwardian Baroque style. Built in 1914 by JG Hollow.

Notable features include an elaborate design of cement rendered surfaces.



Figure 8. 294-296 Collins Street, built in 1914.

Melbourne Steamship Co Building, 27-31 King Street, 1913 (HO671)

A six-storey building built in 1913 to a design by T W & F B Tompkins for the Melbourne Steamship Company. The building is an example of an early and successful amalgamation of Edwardian Baroque commercial building design and of framed structures in Chicago.



Figure 9. 27-31 King Street, built in 1913.

Equitable House, 345-349 Little Collins Street, 1925 (Recommended as significant within the Hoddle Grid Heritage Review)

Equitable House, 335-349 Little Collins Street Melbourne, constitutes two distinct built forms arranged in an L shape formation: one of 11 storeys fronting Little Collins Street, built in 1925; the other of 13 storeys fronting Elizabeth Street, built in 1968. The 1925 building was designed by architects Stephenson & Meldrum in the interwar Commercial Palazzo style.



Figure 10. 345-349 Little Collins Street, 1925.

Other buildings designed by Sydney Smith & Ogg

Architects Sydney Smith & Ogg were influential during the Edwardian period, particularly with their designs for hotels in the central city and inner suburbs. Milton House, located at 21-25 Flinders Lane, Melbourne and built as a private hospital in 1901, is one of their finest designs.

Milton House, 21-25 Flinders Lane, 1901 (VHR H0582; HO637)

Milton House is significant for its delicate application of Art Nouveau design blended with elements of the American Romanesque. The overall form is attributable to Sydney Smith & Ogg but much of the detail is thought to be that of Robert Haddon, a leading exponent of the Art Nouveau.



Figure 11. Milton House, 21-25 Flinders lane, 1901. (source: HERMES 130557)

Kilkenny Inn, 248-250 King Street, 1915 (HO679)

The former Kilkenny Inn is a three-storey brick hotel including a basement and a corner tower designed by Sydney Smith & Ogg in the Federation Free style manner showing Art Nouveau and Arts and Crafts influences.



Figure 12. Kilkenny Inn 248-250 King Street, 1915 (Source: HERMES 130682)

Former Markillie's Hotel, now YHA, 562-564 Flinders Street, 1915 (HO1041)

The former Markillie's Hotel was designed by Sydney Smith & Ogg in the Edwardian Baroque style in 1915.



Figure 13. 562-564 Flinders Street, 1915.

The former Danks & Son building at [part](#) 393-403 Bourke Street is a fine example of an early mid-rise warehouse building designed by prominent architects Sydney Smith & Ogg. It demonstrates the blending of architectural styles, primarily the Federation Free Style with some eclectic Art Nouveau details. In this way it is most comparable to the Kilkenny Inn, also by Sydney Smith & Ogg, which demonstrates a blending of Art Nouveau and Arts and Craft elements. It also incorporates ideas from the American Romanesque style that was popular at the time, with the rusticated vertical end bays of the building topped with a semicircular arch. In this case the module is primarily occupied with oriel windows rather than a recessed bay. The building also features a number of classically derived Art Nouveau embellishments such as garlands and brackets that add a degree of delicacy that departs from the generally robust simplicity of the Federation Warehouse and Romanesque styles.

The building is comparable to other HO-listed buildings in central Melbourne. Herbert and Harold Higson by Bade & Co at 125-127 Flinders Lane (HO1032) and 179 Flinders Lane, 1911 (HO505, HO506), both of which also utilise continuous oriel window bays, although these examples are both executed with a more dominant face brick vertical emphasis in the Federation Romanesque fashion. Both in terms of the architectural style and scale, the subject building compares well to Melbourne Steamship Co building at 27-31 King Street (HO671), which is a slightly earlier example that shows similar eclectic Art Nouveau details and other Federation Free style elements influenced by Baroque architecture.

With its early use of reinforced concrete, the subject building is comparable to 294-296 Collins Street, 1914 (HO598). It is also comparable with the later Equitable House at 345-349 Little Collins Street (Recommended as individually significant within the Hoddle Grid Heritage Review), constructed in 1925 in the interwar Commercial Palazzo style, by demonstrating a similar but very restrained approach to articulation in a mid-rise building where the end bays receive particular vertical emphasis.

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**

C

**Central City Heritage
Study 1993**

C

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

Ungraded

**Central City Heritage
Review 2011**

Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former John Danks & Son

PS ref no: HO~~1307XXXX~~



What is significant?

The Foundry (former Danks & Son) building at [Part 393-403 Bourke Street, Melbourne](#), a six-storey steel and reinforced concrete building built in 1915-18 to a design by Sydney Smith & Ogg.

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

- The original building scale and form; ~~and~~
- The original painted render principle façade and pattern of fenestration, including cornices, semicircular arches, brackets, rusticated end bays, decorative floral garlands, pattern of window openings and curved oriel windows at the second, third and fourth levels.

Later alterations made to the street level facade are not significant.

How it is significant?