APPENDIX B New Individual place citations

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

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness ☑ Good ☐ Fair ☐ Poor

Figure 1 Subject building

History

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

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

Previously the Plough Inn, the Farmers' Club Hotel operated on the subject site from 1877, but was delicenced in 1913 as part of the work of the Licences Reduction Board, undertaken in the 1900s-1910s.[4] By 1925, the Farmers' Club Cafe was operating from the two-storey brick building.[5] By this time, the horse bazaars had closed, with the last horse sale at Kirk's Bazaar held in 1925.[6]

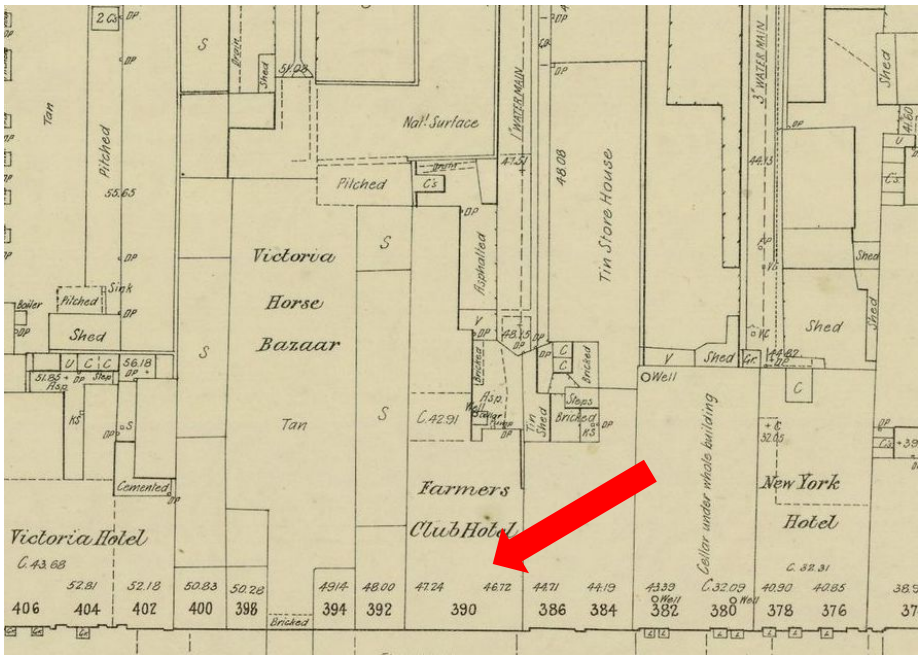

Figure 2 MMBW detail plan, no. 1016, 1894, showing location of subject site (indicated), with previous building
Source: State Library of Victoria

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

Messrs Jude Pellegrini and Mattei Aremelli acquired the subject site from then owner Frank Scott, and in May 1929 made an application to the City of Melbourne for the erection of a new building to the value of £8,000.[7] In November of the same year, another application was made for additions to the building to the value of £17,000.[8] AA Frisch was the architect of the works.[9] As constructed, the resultant building was eight storeys in height with balconies at the third and sixth levels. Pellegrini's Catholic Depot opened its 'new, larger and more centrally-situated premises' on 28 April 1930 (Figure 3).[10] The Depot was the source 'for all pious goods for Church or Home use, also a complete stock of library and school books.'[11]

The company's occupation of the building was short-lived, however, with the British General Electric Company (BGE) leasing the property from Pellegrini's in 1933 for use as showrooms.[12] This company was the Australian representative of the United Kingdom-based General Electric Company, which was formed in London in 1889. British General Electric Company was established in Australia in 1910 and sold a range of electrical goods including light fittings and refrigerators.[13] By 1936, the building at 388-390 Bourke Street had become known as Magnet House, and continued to be leased by the British General Electric Company Ltd (Figure 4). In the same year, the company expanded the showrooms to accommodate displays of their extensive range of products, and Magnet House became the company's headquarters until its purchase of new, more expansive, premises at 394-400 Latrobe Street in 1955.[14]

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

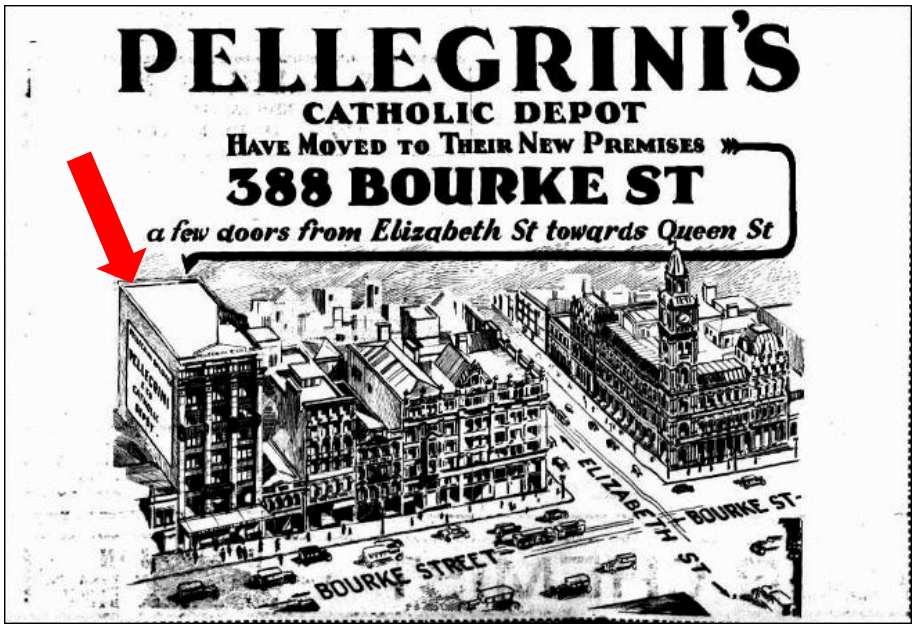

Figure 3 Illustration of Pellegrini's new premises at 388 Bourke Street (indicated), 1930
Source: *Advocate,* 1 May 1930

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

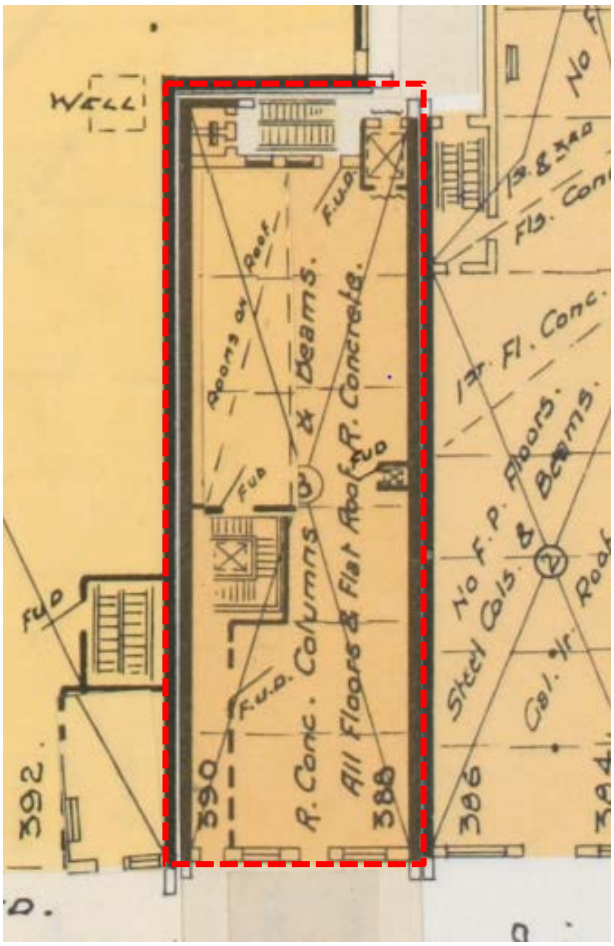

Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1948 showing the eight storey warehouse
Source: State Library of Victoria

Regarding AA Fritsch, the architect enjoyed a long association with the Catholic Church from 1894. During the early part of the twentieth century, he designed churches at Rochester (1909), Kyabram (1910), Bairnsdale (1913), Flemington (1923) and Elwood (1929) plus presbyteries, schools and convents.[17] The subject building represents a departure from Fritsch's catalogue being unusual in terms of its multi-storey form, building typology and architectural expression. Generally regarded as an architectural journeyman rather than a gifted designer, the capable handling of emerging American developments as seen in this building, produces an element that is unusual within Fritsch's, often-staid oeuvre. It is one of the architect's last building projects before his death in 1933.[18]

Description

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

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

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

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

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

Comparative Analysis

One of the more well-regarded buildings in the Commercial Palazzo mode in Melbourne, and contemporary with the subject building, is the former AMP building at 419-29 Collins Street (Bates Smart McCutcheon, 1929-31).[22] This ten-storey building, adopting a strict three part expression, is included in the Victorian Heritage Register (VHR H0421). It also featured innovations such as a panel heating system, the first of its kind in Australia; and adjustable steel-slatted sun blinds. It won the Royal Victorian Institute of Architects, Street Architecture Medal in 1932.[23] A more closely comparable building is the former Alexander Hotel at 122-132 Spencer Street (Leslie M Perrott, 1928, Figure 6).[24] While this presented a somewhat 'blocky' tripartite form, the cantilevered balconies to key street frontages recall those on the subject building. The subject building is also acknowledged to be on a more modest scale than the two buildings cited above, but nevertheless has a finer level of detailing than either of these buildings.

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

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

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

Assessment against criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

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

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 'Horses', eMelbourne Encyclopedia of Melbourne, University of Melbourne, http://www.emelbourne.net.au/biogs/EM00723b.htm, accessed 11 April 2016

2 *Sands & McDougall directory*, 1894.

3 MMBW detail plans nos 1011 and 1016, City of Melbourne, 1894, held by State Library of Victoria.

4 *Camperdown Chronicle,* 25 Jan 1877, p. 2, *Leader*, 12 July 1913, p. 37.

5 Mahlstedt fire insurance plan, 1925, Section 1, map no. 13, held by State Library of Victoria.

6 *Age*, 6 November 1925, p. 10.

7 City of Melbourne, rate books, Volume 65: 1929, Bourke Ward, rate no. 75, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne, rate books, Volume 66: 1930, Bourke Ward, rate no. 75, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne Building Application Index, 388-90 Bourke Street, BA11508, 28 May 1929, copy held by Lovell Chen.

8 City of Melbourne Building Application Index, 388-90 Bourke Street, BA11981, 14 November 1929, copy held by Lovell Chen.

9 388-390 Bourke street, in City of Melbouyrne, i-heritage database http://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database.

10 *Advocate,* 24 April 1930, p.14.

11 *The Patrician*, St Patrick's Old Collegians Association, 1930, p. x.

12 City of Melbourne, rate books, Volume 69: 1933, Bourke Ward, rate no. 706, VPRS 5708/P9 Public Record Office Victoria.

13 *B G E News*, 1910-1960 Jubilee Issue, Sydney, 1960; *Argus,* 26 February 1936, p.9.

14 *Argus,* 26 February 1936, p.9; *Argus,* 5 March 1937, p.4.; *Argus*, 19 August 1955, p.3.

15 *Cross-Section,* Issue 54, April 1957, p. 2.

16 *Sands and McDougall directory*, 1957, 1962, 1969.

17 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 264.

18 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 264.

19 Mahlstedt fire insurance plan, Mahlstedt fire insurance plan, 1925, Section 1, map no. 13, held by State Library of Victoria.

20 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.

21 388-390 Bourke street, in City of Melbouyrne, i-heritage database http://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database.

22 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 537.

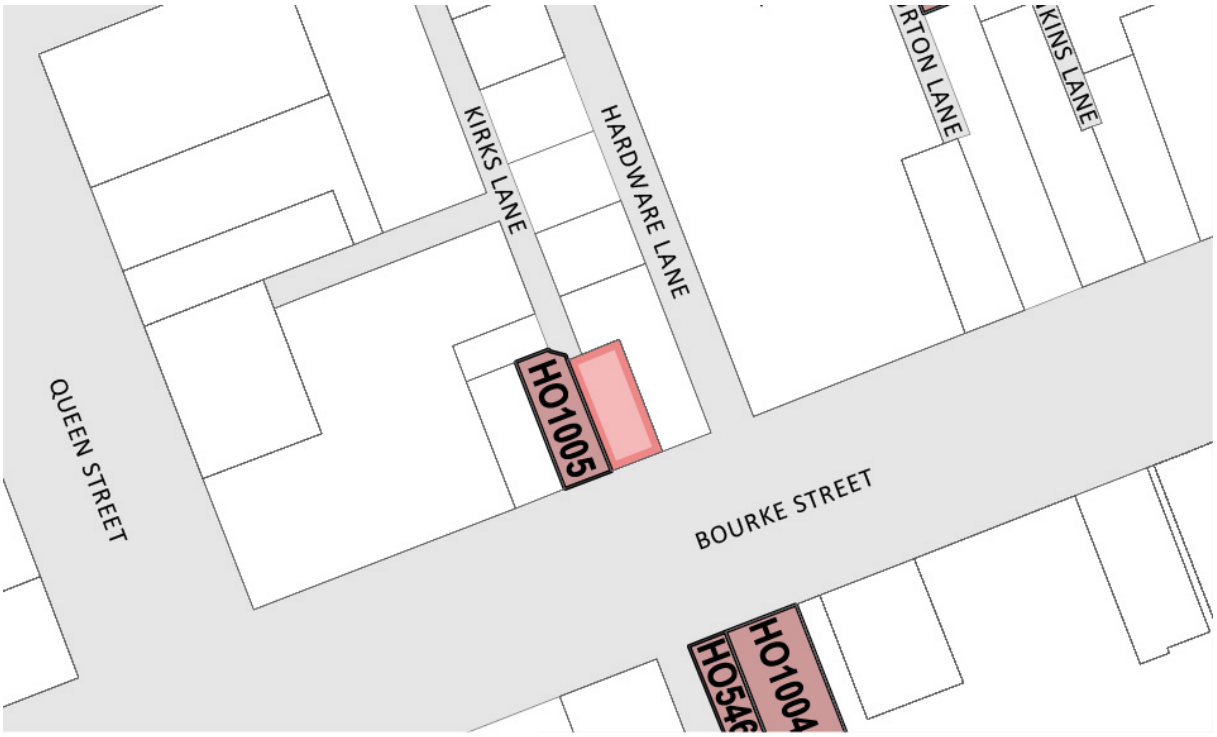
23 Former AMP Building, Victorian Heritage Database report, http://vhd.heritagecouncil.vic.gov.au/places/736/download-report

24 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 537

25 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 90.

26 Graeme Butler & Associates, Central City (Hoddle Grid) Heritage Review 2011, p. 616.

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



Key 414-416 Bourke Street

Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness ☑ Good ☐ Fair ☐ Poor

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

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

Figure 3 Subject building

History

The building at 414-416 Bourke Street was constructed in the late 1920s. It replaced an earlier single and two-storey brick building on the site which acted as the premises for stock and station agents Pearson Rowe Pty Ltd (Figure 4). Pearson Rowe had origins in the Victorian stock and station agents of Dal Campbell and Company, which established its premises at 49 Bourke Street West, directly adjacent to the entrance to the famous Kirk's Horse Bazaar, in 1873.[1]

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

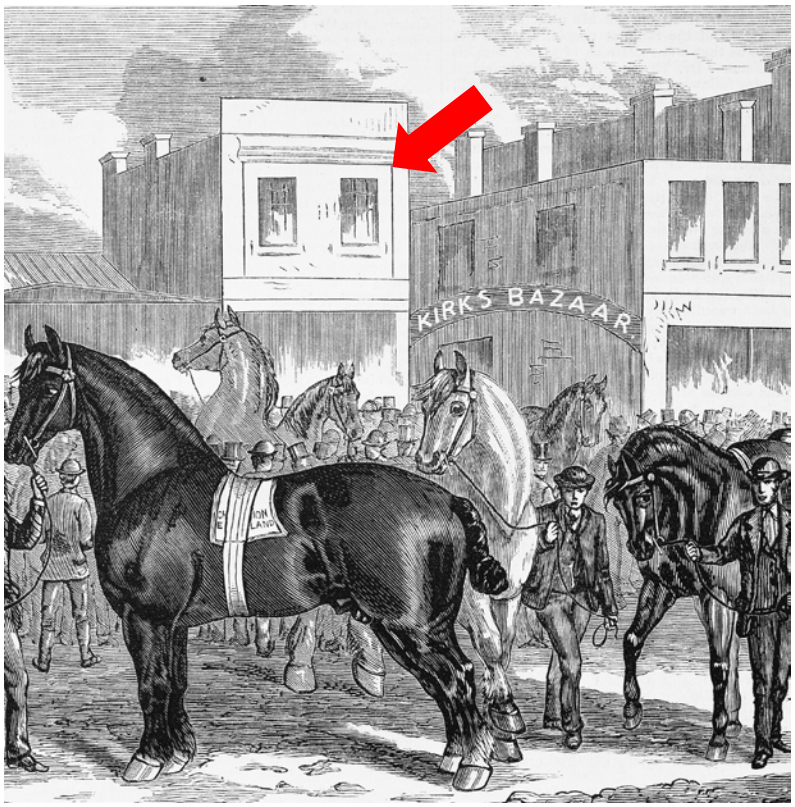


Figure 4 Sketch of a horse show outside Kirk's Horse Bazaar, 1875. The two-storey building indicated previously occupied the site at 414-416 Bourke Street
Source: State Library of Victoria

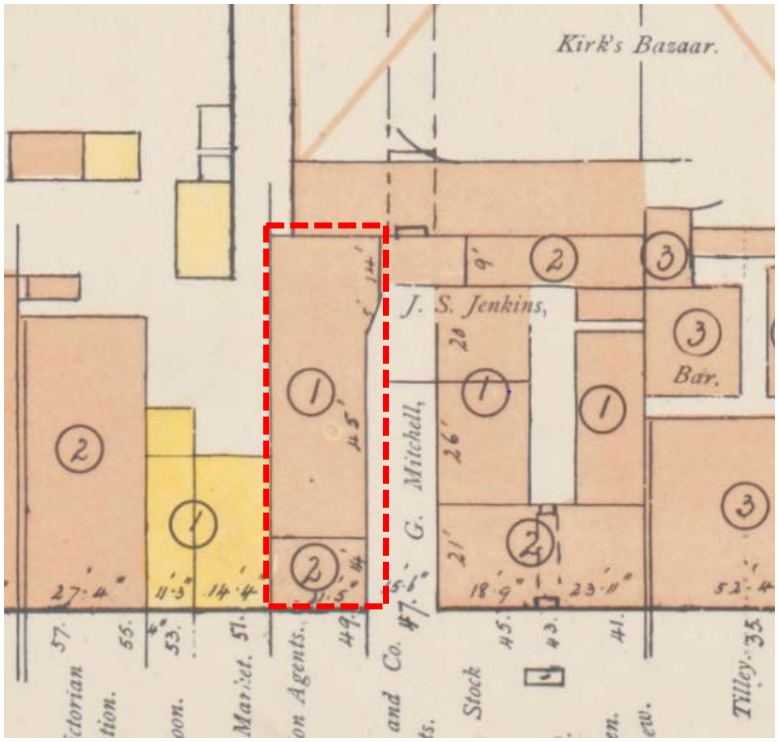


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the original premises on the site
Source: State Library of Victoria

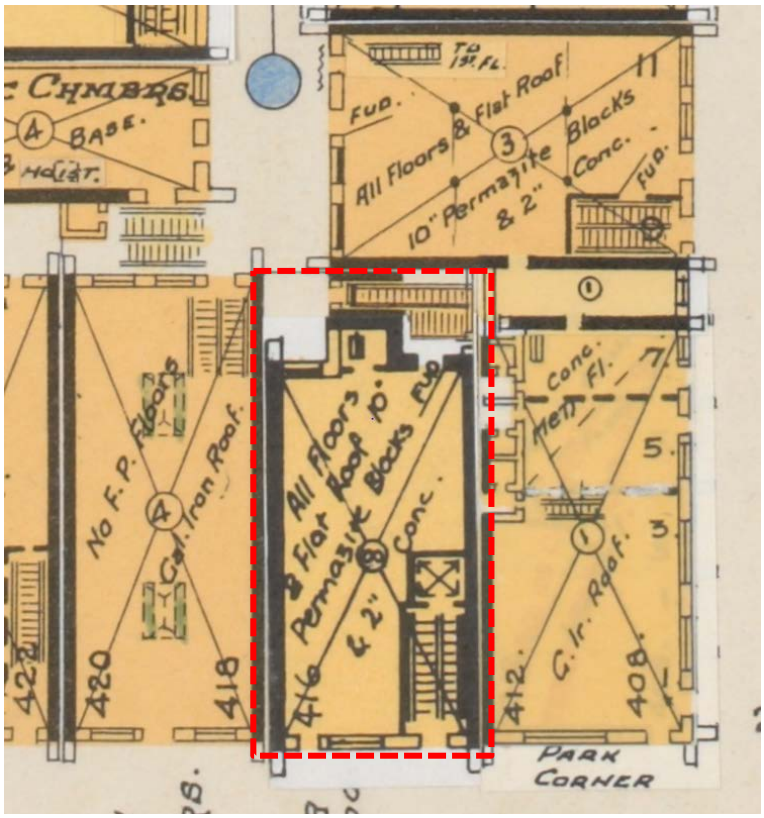


Figure 6 Detail of Mahlstedt fire insurance plan, Map 13, 1948 showing the eight storey warehouse at 414-416 Bourke Street
Source: State Library of Victoria

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

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

Dal Campbell and Co became Pearson Rowe in c. 1885 and was a regular stock selling agent at the Newmarket Sale Yards in Kensington. The firm operated from the two-storey brick building at 416 Bourke Street into the early 1920s (Figure 4),[4] by which time the horse bazaars were closing, with the last horse sale at Kirk's Bazaar held in 1925.[5] The closure and subsequent sale of the bazaar sites prompted development in the area, with a number of new buildings constructed along the newly created Hardware Lane and along Bourke Street. The character of this part of the street also changed, with delicenced hotels and small businesses associated with the horse bazaars replaced by larger commercial buildings and motor garages.

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

larger and more suitable premises' at 483 Bourke Street, between Queen and William streets.[6] In the same month, an application was made to the City of Melbourne for the erection of offices valued at £11,000 at 414-416 Bourke Street.[7] Heather Sybil Smith (who had owned the building during Pearson Rowe's occupation) continued as owner.[8] The new building was a six-storey reinforced concrete building which incorporated a section of the land previously associated with Kirk's Horse Bazaar, following the subdivision and sale of land after closure of the bazaar in 1925-1926. An additional two storeys were added c. 1937-39.[9] The first occupants of the building were Standard Productions; H Munro, hardware merchants and Allan Slade, hardware merchants. It has been variously occupied since by a number of hardware merchants, tailors and an electrical goods manufacturer.[10]

Description

The building was constructed as a six-storey reinforced concrete building in 1927, with an additional two storeys added in c. 1937-39.[11] An early image of the building[12] dating from c.1930s shows the building in its six-storey state with a simple modelled parapet. This was demolished in 1939 when the upper levels and associated balconies were constructed.

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

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

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

Comparative Analysis

One of the better examples of the Commercial Palazzo mode in Melbourne is the former AMP building at 419-29 Collins Street (Bates Smart McCutcheon, 1929-31). This ten-storey building, adopts a strict three-part expression. It won the Royal Victorian Institute of Architects, Street Architecture Medal in 1932[15] and is included in the Victorian Heritage Register (VHR H0421). A more closely comparable building is the former Alexander Hotel at 122-132 Spencer Street (Leslie M Perrott, 1928-29).[16] While this presented a somewhat 'blocky' tripartite form, the cantilevered balconies to key street frontages recall those on the subject building. The subject building is also acknowledged to be on a more modest scale than the two buildings cited above. Nonetheless, it remains a handsome building in its completed form which compares favourably with other modest interwar commercial buildings such as 388-90 Bourke Street, another late 1920s building in the Commercial Palazzo mode. It is distinguished from similar buildings by the substantial retention of its original

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

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

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

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

Assessment again criteria

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

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

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

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

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

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

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

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

Place Citation

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

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

Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 *Sydney Mail*, 25 August 1888, p. 25; 'Pearson, Rowe, Smith and Company Proprietary Limited', Australian National University Archives, http://archivescollection.anu.edu.au/index.php/pearson-rowe-smith-and-company-proprietary-limited, accessed 17 May 2016; *Sands and McDougall* directory, various.

2 'Horses', eMelbourne Encyclopedia of Melbourne, University of Melbourne, http://www.emelbourne.net.au/biogs/EM00723b.htm, accessed 11 April 2016

3 *Sands & McDougall directory*, 1894.

4 *Sands and McDougall*, 1890, 1912, 1918, 1921, 1927.

5 *Age*, 6 November 1925, p. 10.

6 *King Island News,* 18 May 1927, p.1.

7 City of Melbourne Building Application Index, 414-416 Bourke Street, BA9679, 16 May 1927, copy held by Lovell Chen.

8 City of Melbourne rate books, Volume 65: 1929, Bourke Ward, rate no. 59, VPRS 5708/P9 Public Record Office Victoria.

9 City of Melbourne rate books, Volume 75: 1939, Bourke Ward, rate no. 304-310, VPRS 5708/P9 Public Record Office Victoria.

10 *Sands and McDougall* directory, 1929, 1935, 1951.

11 City of Melbourne rate books, Volume 75: 1939, Bourke Ward, rate no. 304-310, VPRS 5708/P9 Public Record Office Victoria.

12 The image, *Bourke Street, Melbourne, looking east from Queen Street*, c.1910 – c.1938 shows the building obliquely but provides limited detail. State Library of Victoria, Accession no. H2009.100/260.

13 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.

14 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.

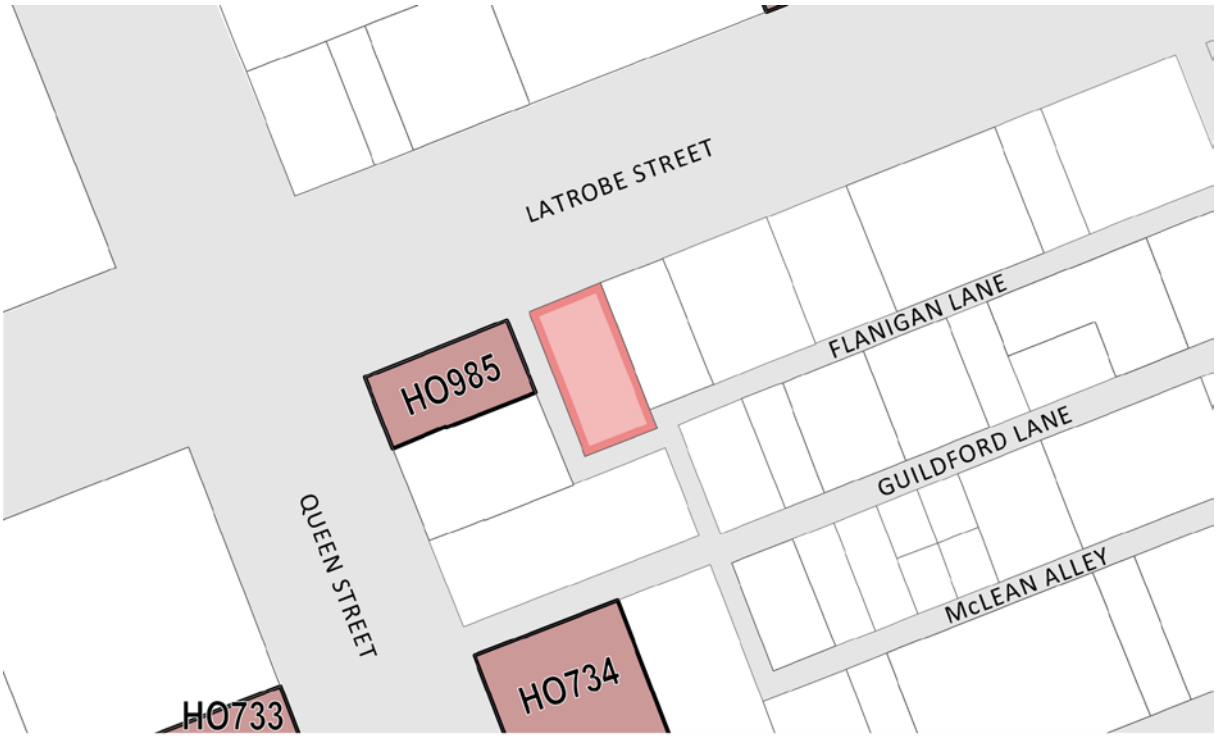
15 Former AMP Building, Victorian Heritage database, http://vhd.heritagecouncil.vic.gov.au/search

16 Melbourne Planning Scheme, Central City heritage Review, Statements of Significance, June 2013, pg. 79.

17 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 90.

18 Graeme Butler & Associates, Central City (Hoddle Grid) Heritage Review 2011, p. 616.

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



RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness ☑ Good ☐ Fair ☐ Poor

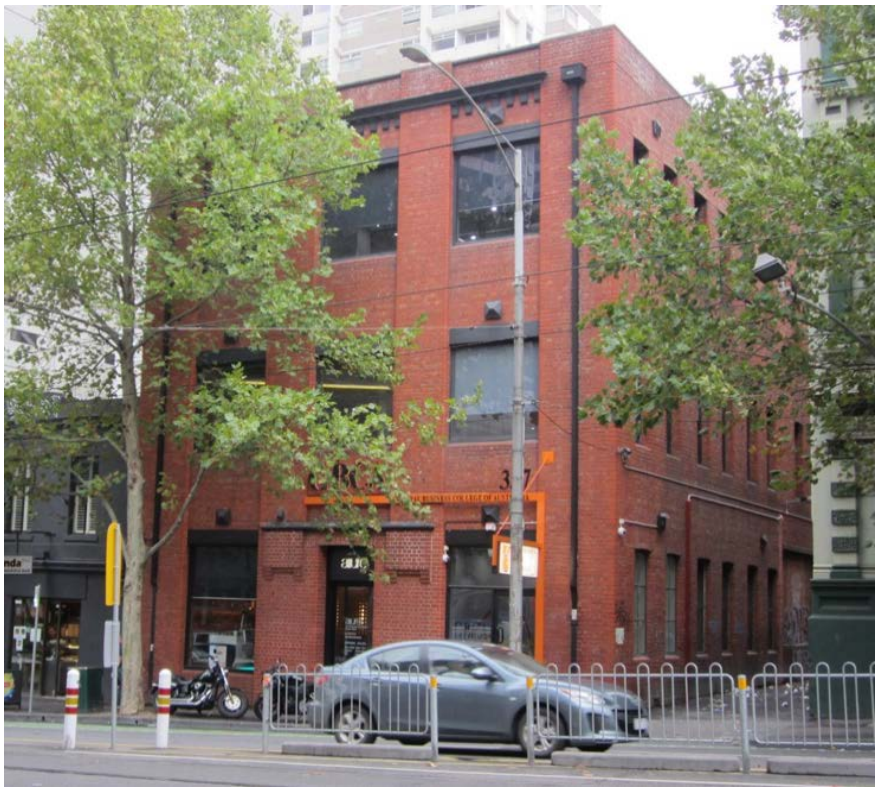


Figure 1 Subject building

History

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

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

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

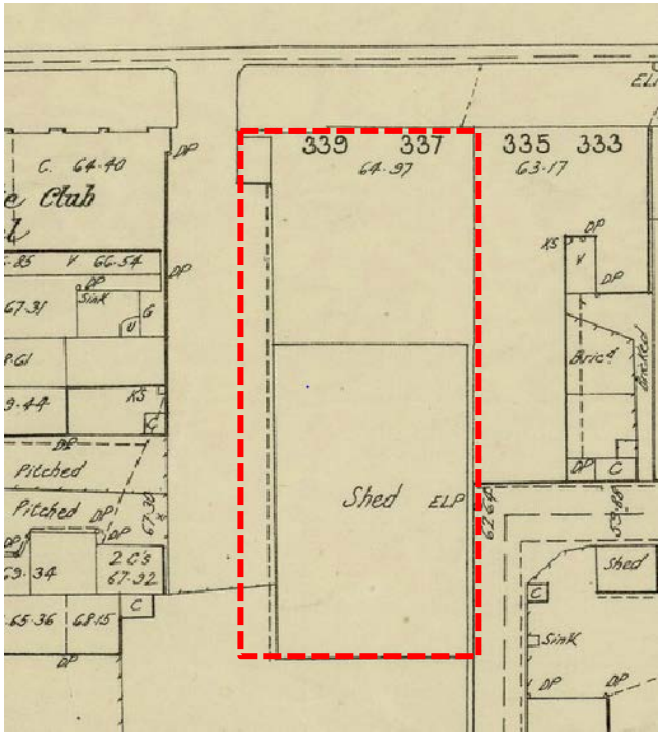


Figure 2 Detail of MMBW plan no. 1016, 1894 showing the structures on the site prior to the construction of the subject building, Dickinson's warehouse
Source: State Library of Victoria

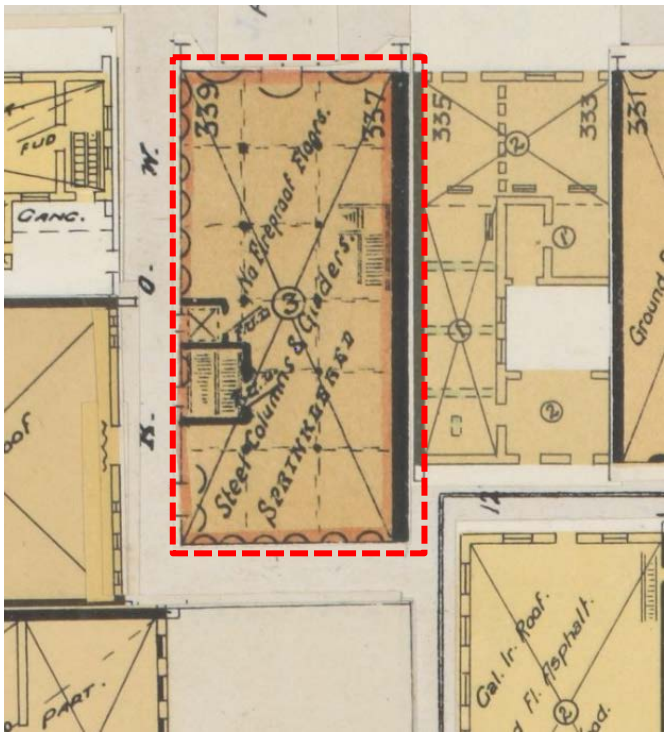


Figure 3 Detail of Mahlstedt fire insurance plan, Section 2, Map 4A, 1923 showing the newly constructed subject building
Source: State Library of Victoria

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

The company demolished the former coach building factory and shed and replaced them with a three-storey brick warehouse in 1923-4 (Figure 3).[9] Following its completion, the warehouse was valued at a NAV of £700.[10] The building can be seen in an oblique aerial photograph of c. 1935 (Figure 4), with central ground floor entry and painted signage to the top of the east elevation.

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

Description

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

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

Comparative Analysis

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

Assessment against criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 MMBW 160':1" plan, no. 25, City of Melbourne, 1895, copy held by Lovell Chen

2 City of Melbourne rate books, Volume 32: 1894-95, Bourke Ward, rate no. 1516, VPRS 5708/P9 Public Record Office Victoria.

3 *Sands & McDougall directory*, 1894.

4 *Age*, 28 August 1896, p. 2 and *Sands & McDougall directory*, 1901.

5 City of Melbourne, rate books, Volume 29: 1890, Bourke Ward, rate nos 1501-1511, VPRS 5708/P9 Public Record Office Victoria.

6 *Argus*, 4 February 1927, p. 15.

7 *Register*, 25 November 1922, p. 2.

8 The History of John Dickinson Stationery, Hamelin Brands, accessed via http://hamelinbrands.co.uk/john-dickinson-history/ 17 May 2016; *Telegraph,* 11 January 1928, p.6.

9 City of Melbourne, rate books, Volume 51: 1925, Bourke Ward, rate no. 1370, VPRS 5708/P9 Public Record Office Victoria.

10 City of Melbourne, rate books, Volume 51: 1925, Bourke Ward, rate no. 1370, VPRS 5708/P9 Public Record Office Victoria.

11 *Sands and McDougall* directory, 1957-1958.

12 *Sands and McDougall* directory, 1970.

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

Key 358-360 Little Collins Street

Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness ☑ Good ☐ Fair ☐ Poor

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

History

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

Alfred Shaw & Co, ironmongers, was established by Alfred Shaw in the early 1850s in Queensberry Street, Melbourne before moving to Elizabeth Street in c. 1855.[1] In 1868, the firm moved to 42 Little Collins Street West before relocating again the following year to the subject site, and occupying a two-storey bluestone warehouse at 13 Little Collins Street West (the numbering of Little Collins Street was later changed).[2] In 1871-2, the premises was expanded by the firm and the original bluestone building was incorporated into part of the ground floor of a new three-storey building (Figure 2 and Figure 3).[3] This building was constructed by builder George Cornwell and had 'a frontage of 40ft to Little Collins-street and a depth of 127ft, containing a cellar, ground floor and upper flats, each floor being occupied by all the various articles of a complete wholesale hardware business'.[4]

In 1889, Alfred Shaw & Co merged with Hughes & Harvey, another well-established tinsmith and ironmonger, to become Harvey, Shaw & Co.[5] The company continued to operate from the subject premises until 1928 when the property was acquired by furniture company, JG Guest.[6] In the same year an application was made to the City of Melbourne for alterations and additions to the existing warehouse to a value of £14,979. The works were completed in 1929-30; the value of the building also increased from NAV £1,500 in 1929 to £3,950.[7] The alterations comprised the construction of two additional floors to the 1870s building and the remodelling of the Little Collins Street façade with a Moderne-style treatment (Figure 4).[8] Windows to the east

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

The modified building accommodated not only JG Guest's furniture company, but also the Bjelke Petersen School of Physical Culture which was founded in Hobart in 1892.[10] Arrangements were made prior to the building's modification to ensure that 'every part of the school [was] right up to date' and it became the headquarters of the school in Melbourne.

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

> Turkish baths are installed and convenient to them are fresh, white enamelled dressing cubicles which guarantee privacy for clients.
>
> Then there is a wonderfully attractive lounge room, luxuriously carpeted, and with comfortable green cane chairs and lounges and with chintz cushions…
>
> …The spacious gymnasiums make larger and better physical culture classes possible. Classes may also be held on the roof, where provision has also been made for sun-bathing. Here, too, is the only squash racquet court open to the public in Melbourne.[11]

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

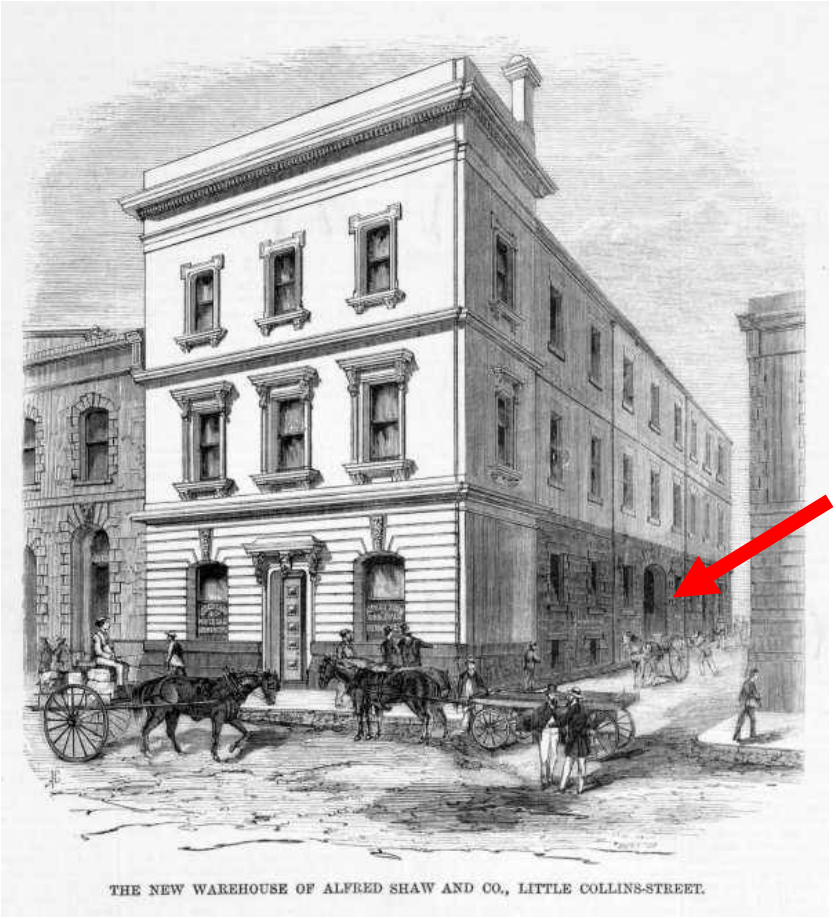

Figure 2 New warehouse for Alfred Shaw and Co, Little Collins Street, 1871. Note stone wall associated with earlier warehouse building (indicated)
Source: State Library of Victoria

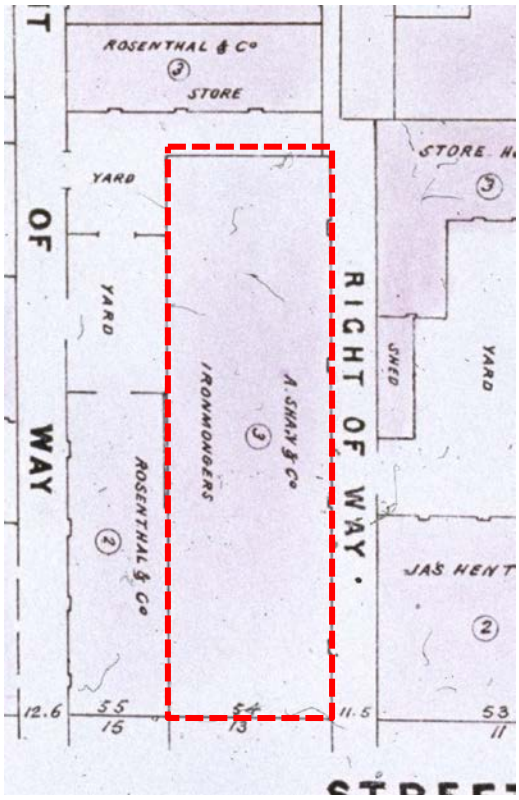

Figure 3 Detail of Dove insurance plan, map 43, c.1875 showing the plan of the 1871 three-storey building
Source: State Library of Victoria

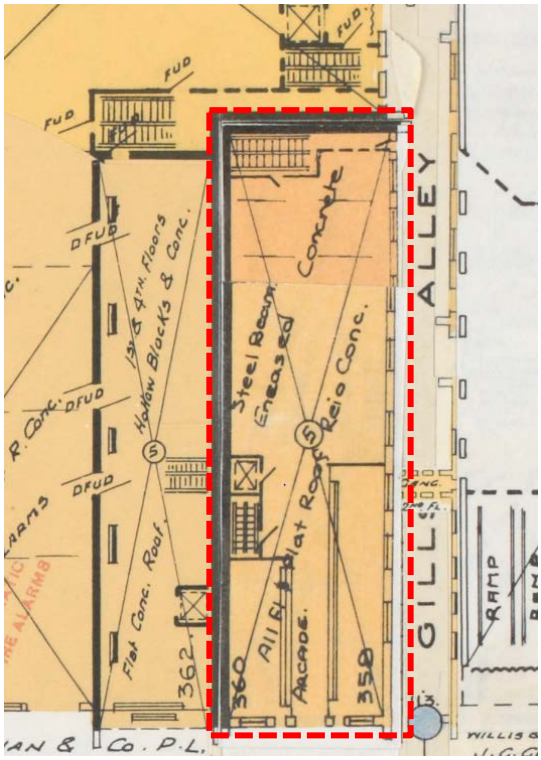

Figure 4 Detail of Mahlstedt fire insurance plan, Map 14, 1948 showing the building after alterations
Source: State Library of Victoria

Description

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

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

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

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

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

Comparative Analysis

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

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

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

The east elevation of the subject building demonstrates the use of rock-faced bluestone. By the 1870s, bluestone buildings had become ubiquitous in Melbourne and a suite of substantial stone buildings from this period survives, including the Old Melbourne Gaol (1851-1864),[16] Pentridge Prison (from 1850),[17] St Patrick's Cathedral (1857-71),[18] Victoria Barracks (from 1851),[19] and Melbourne Grammar School (1856-8).[20] While more modest examples such as the early shops and residences at 68-70 Little Collins Street (1857-8) were more common, these have more typically been replaced or altered over time and sometimes survive only as components of evolved buildings or sites, as per the subject building. As a consequence, smaller bluestone structures, particularly those dating from the early Victorian era, are now rare. Accepting this, the surviving bluestone facade to the rear of 301 Elizabeth Street provides an immediate local comparison to the subject building. These early bluestone sections of buildings survive as robust and tactile reminders of early building practice and stonemasonry in particular, in the central city context.

Assessment again criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 *Sands and McDougall* directory, 1850-55.

2 *Sands and McDougall* directory, various; City of Melbourne rate books, Volume 11: 1871, Lonsdale Ward, rate no. 364, VPRS 5708/P9 Public Record Office Victoria.

3 City of Melbourne rate books, Volume 10: 1872, Lonsdale Ward, rate no. 368, VPRS 5708/P9 Public Record Office Victoria.

4 Alexander Sutherland, *Victoria and its Metropolis: Past and Present*, Volume IIB, Melbourne, 1888, p.575; Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 4372, 12 April 1871, record no. 76826, accessed via http://www.mileslewis.net/australian-architectural.html, 20 May 2016.

5 'Alfred Henry Shaw', accessed via http://www.beresford.org.au/history/gen/tree/19.htm, 20 May 2016.

6 City of Melbourne rate books, Volume 65: 1929, Lonsdale Ward, rate no. 272, VPRS 5708/P9 Public Record Office Victoria.

7 City of Melbourne rate books, Volume 65: 1929, Lonsdale Ward, rate no. 272, Volume 66: 1930, rate no. 269, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne Building Application Index, 358-360 Little Collins Street, BA10604, 21 May 1928, copy held by Lovell Chen.

8 City of Melbourne rate books, Volume 67: 1931, Lonsdale Ward, rate no. 271, VPRS 5708/P9 Public Record Office Victoria.

9 City of Melbourne Building Application Index, 358-360 Little Collins Street, BA10604, 21 May 1928, copy held by Lovell Chen.

10 'The BJP Physie History', accessed via http://physicalculture.com.au/history/, 20 May 2016.

11 *Table Talk,* 7 March 1929, p.76.

12 *Argus,* 11 April 1953, p.3.

13 *Sands and McDougall* directory, various.

14 Richard Apperly et al, *Identifying Australian Architecture*, Sydney, 1998. p. 180.

15 Lewis et al, *Melbourne: The City's History and Its Development*, Melbourne, 1994.

16 http://vhd.heritagecouncil.vic.gov.au/places/796/download-report

17 http://vhd.heritagecouncil.vic.gov.au/places/183557/download-report

18 http://vhd.heritagecouncil.vic.gov.au/places/1399/download-report

19 http://vhd.heritagecouncil.vic.gov.au/places/125909/download-report

20 http://vhd.heritagecouncil.vic.gov.au/places/1078

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

Key 362-364 Little Collins Street

Proposed Heritage Overlay

RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness ☑ Good ☐ Fair ☐ Poor

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

History

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

The property, originally numbered 15 Little Collins Street West, was constructed in 1868 for J Gill and replaced a brick store and yard that previously occupied the site.[1] The new building, of 1868, was described as a 'stone house 2 floors and cellar' and valued at a NAV of £400.[2] From 1870 until the early 1890s, the property was occupied by jewellers Rosenthal & Co. David Rosenthal, a merchant jeweller from Poland, arrived in Melbourne in November 1852, presumably as a gold rush immigrant. He was involved in an importing and wholesale jewellery business, with other European migrants, until 1859, after which time he continued as a sole operator.[3]

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

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

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

In 1920, Leonard Joel opened an art salon in the rear warehouse while the premises fronting Little Collins Street continued to be occupied by various businesses including hardware merchants, timber merchants, and manufacturing agents.[12] In 1923, the property was acquired by H J C Forster, a carpet retailer who acquired the site for the exclusive sale of carpets.[13] An application was made for alterations and additions to the existing warehouse to a value of £11,000.[14]

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

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

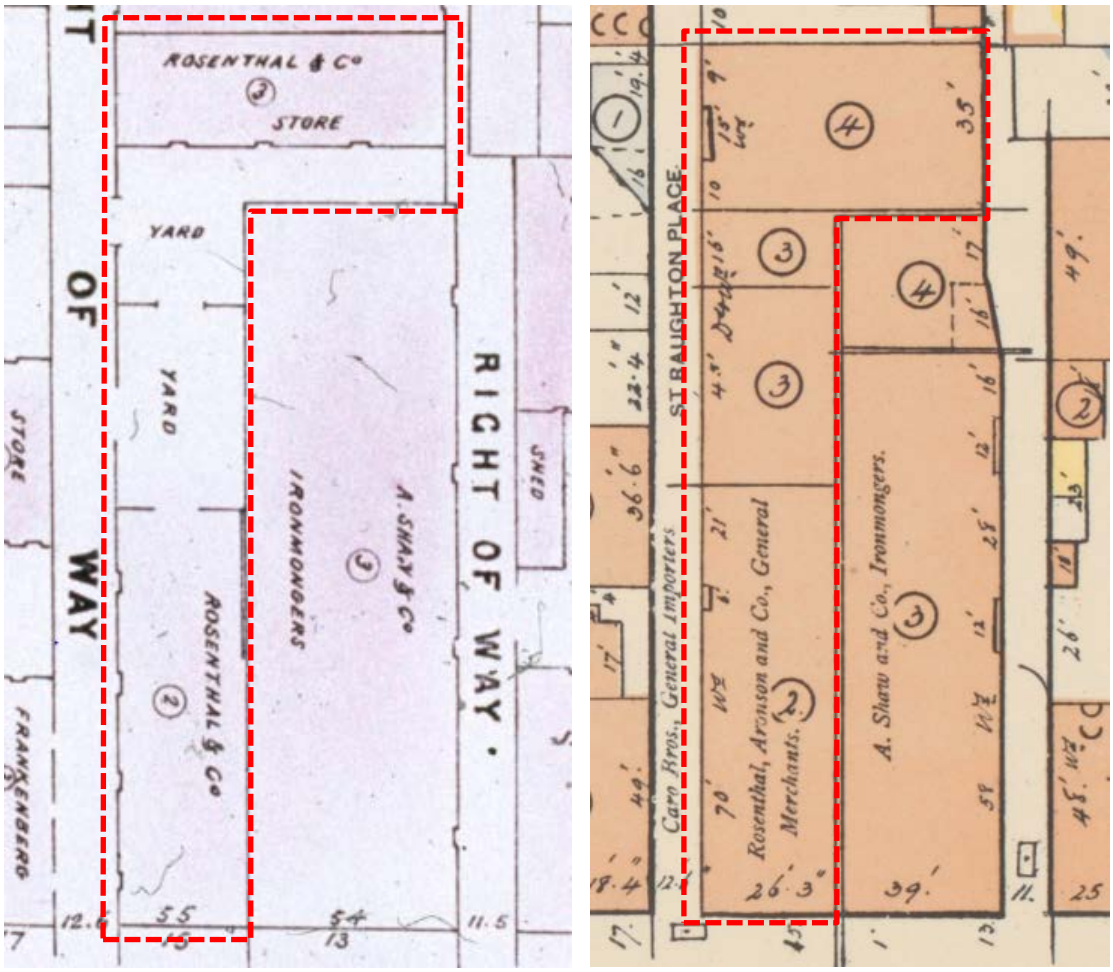

Figure 2 Dove fire insurance plan, 1870 showing Rosenthal & Co's early premises, including 2 storey building, yards and 3 storey store (left); and Mahlstedt fire insurance plan, map 14, 1888 (right) showing building components of between 2 and 4 storeys on the site
Source: State Library of Victoria

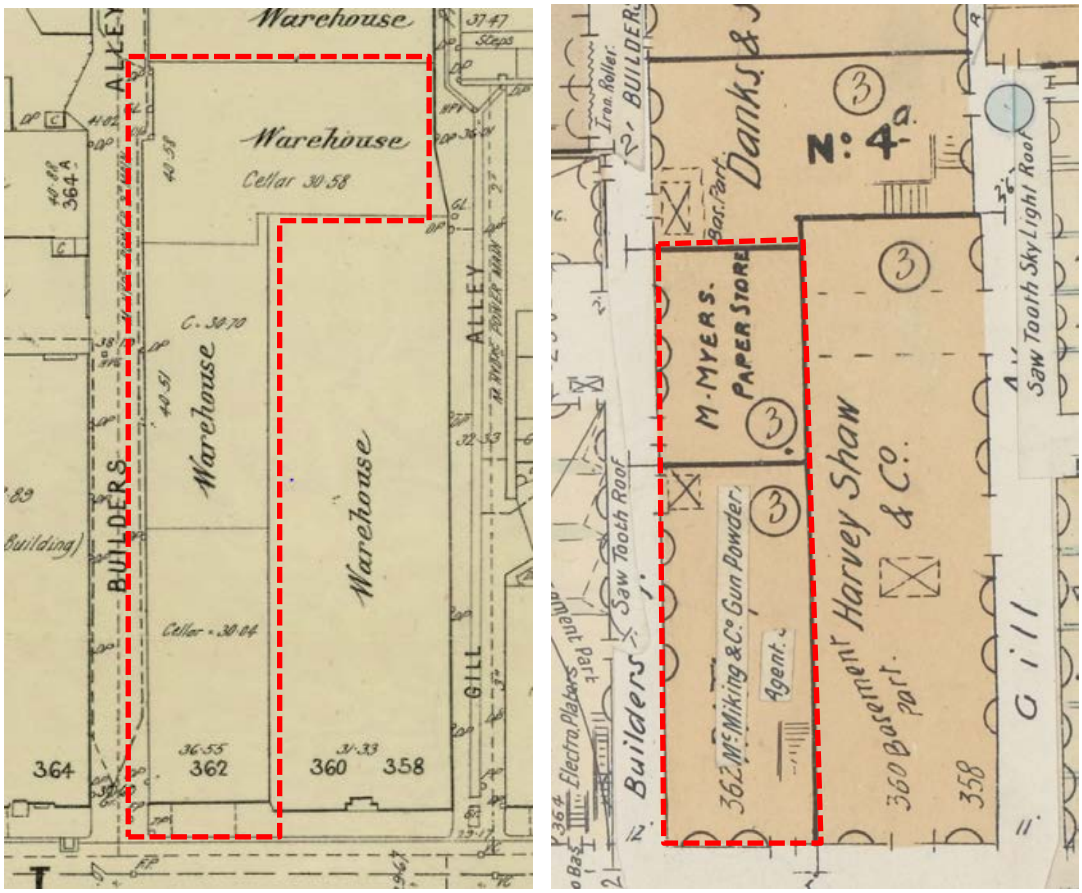

Figure 3 MMBW plan no. 1011, 1894 showing the property following Rosenthal, Aronson & Co's departure (left); and reduced extent of the site in 1910, with 3 storey building components, shown on the Mahlstedt fire insurance plan, Map no. 14, 1910
Source: State Library of Victoria

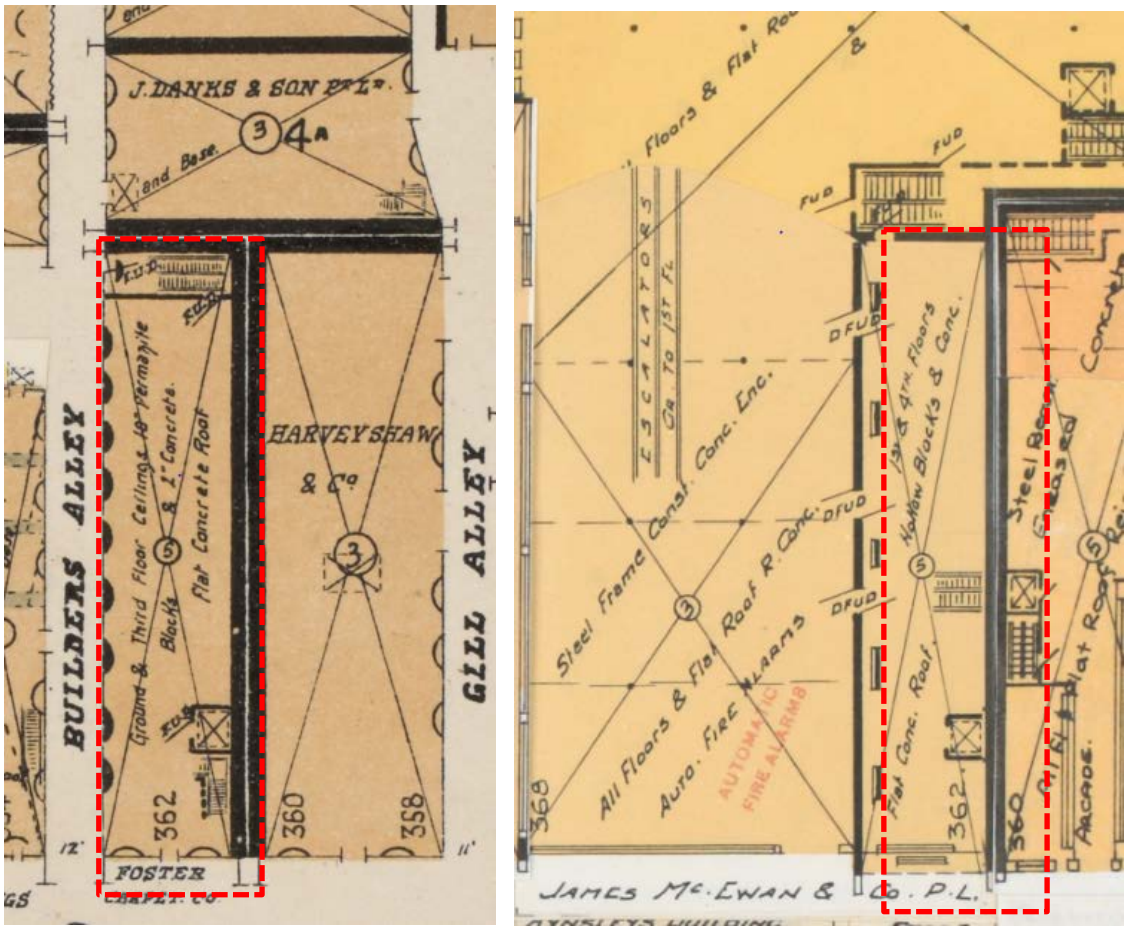

Figure 4 Detail of Mahlstedt fire insurance plan, Map 14, 1925 showing the newly altered warehouse (left); and Mahlstedt fire insurance plan, Map 14, 1948 showing the warehouse forming part of James McEwan and Co's stores (right)
Source: State Library of Victoria

Description

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

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

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

Comparative Analysis

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

The preference for commercial premises expressed in a form that recalled the palazzi, persisted throughout the interwar period, and was explored in a variety of scale and forms. One of the better-regarded buildings in Melbourne in the Commercial Palazzo mode, and broadly contemporary with the subject building, is the former AMP building at 419-29 Collins Street (Bates Smart McCutcheon, 1929 - 31).[20] This ten-storey building, adopting a strict three part expression, is included in the Victorian Heritage Register (VHR H0421). It featured innovations such as a panel heating system, the first of its kind in Australia, and adjustable steel-slatted sun blinds; it also won the Royal Victorian Institute of Architects, Street Architecture Medal in 1932.[21] Francis House at 107 Collins Street (Blackett & Forster, 1929, Figure 5) is another example of a Commercial Palazzo design.[22] While this is more modest than the former AMP building, it has a finely resolved architectural expression, befitting also its Collins Street address. In this context, the subject building is more modest and less architecturally ambitious. It is nevertheless a building which helped to revitalise this area of Little Collins Street, east of Elizabeth Street, during the interwar period, particularly when viewed in conjunction with the adjoining building at 358-360 Little Collins Street.

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

Assessment again criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

The 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)

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 City of Melbourne rate books, Volume 6: 1867, Lonsdale Ward, rate no. 371, VPRS 5708/P9 Public Record Office Victoria.

2 City of Melbourne rate books, Volume 7: 1868, Lonsdale Ward, rate no. 359, VPRS 5708/P9 Public Record Office Victoria.

3 Ruth Dwyer, 'A Jewellery Manufactory in Melbourne: Rosenthal, Aronson & Company', *Provenance: The Journal of Public Record Office Victoria,* issue no. 7, 2008, accessed via http://prov.vic.gov.au/publications/provenance/provenance2008/jewellery-manufactory, 19 May 2016.

4 Ruth Dwyer, 'A Jewellery Manufactory in Melbourne: Rosenthal, Aronson & Company', *Provenance: The Journal of Public Record Office Victoria,* issue no. 7, 2008, accessed via http://prov.vic.gov.au/publications/provenance/provenance2008/jewellery-manufactory, 19 May 2016.

5 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration number 4955, 20 August 1872, record no. 76805, accessed via http://www.mileslewis.net/australian-architectural.html, 20 May 2016.

6 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration number 9246, 17 June 1882, record no. 76860, accessed via http://www.mileslewis.net/australian-architectural.html, 20 May 2016.

7 *Sands and McDougall* directory, 1885.

8 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration number 5268, 5 November 1891, record no. 76361, accessed via http://www.mileslewis.net/australian-architectural.html, 30 May 2016.

9 *Sands and McDougall* directory, 1897.

10 *Sands and McDougall* directory, 1910, 1915.

11 Mahlstedt fire insurance plan, 1910, Map 14, held by State Library of Victoria, and City of Melbourne, rate books, Volume 46: 1910, Lonsdale Ward, rate nos 315-317, VPRS 5708/P9, Public Record Office Victoria.

12 *Sands and McDougall* directory, 1920; *Table Talk*, 16 December 1920, p.5; *Argus*, 11 December 1920, p.4.

13 *Table Talk*, 29 March 1923, p. 31.

14 City of Melbourne Building Application Index, 362-64 Little Collins Street, BA4932, 5 March 1923, held by Lovell Chen.

15 Mahlstedt 1925, Map 14; City of Melbourne, rate books, Volume 61: 1925, Lonsdale Ward, rate no. 275, VPRS 5708/P9, Public Record Office Victoria.

16 *Sands and McDougall* directory, 1925-1930.

17 *Construction*, 10 April 1946, p. 6.

18 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.

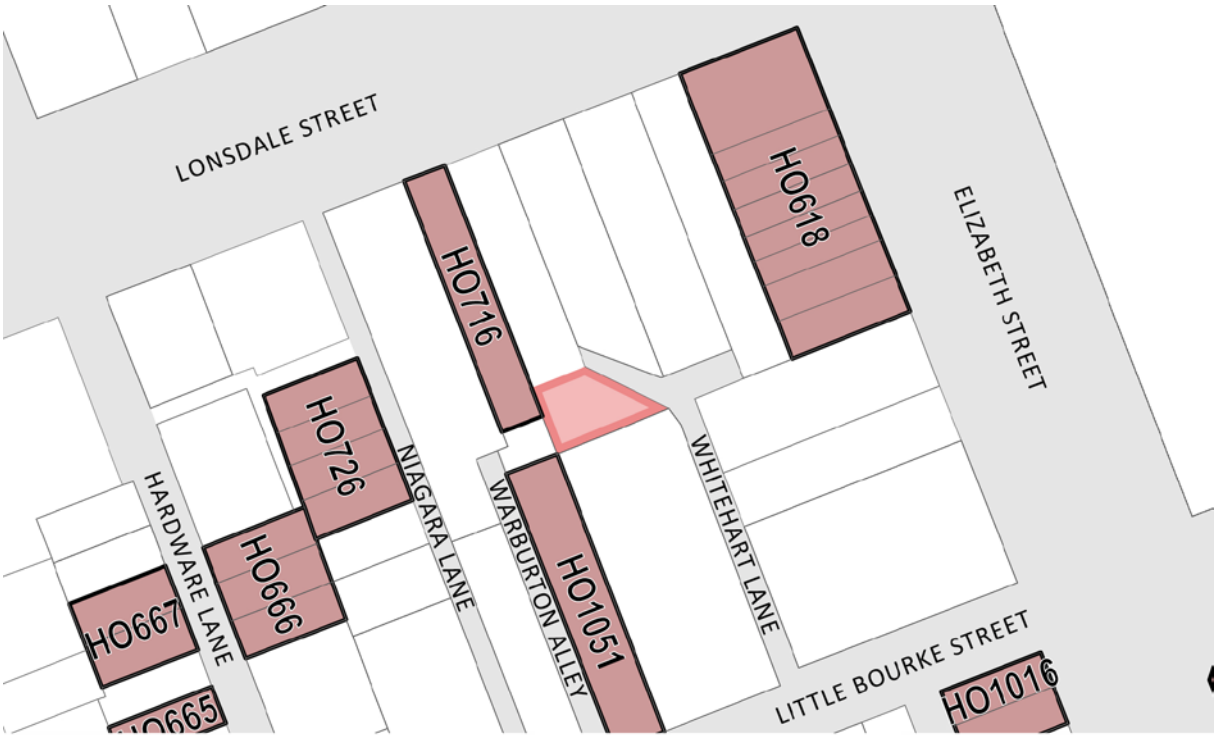
19 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 90.

20 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 537.

21 Former AMP Building, Victorian Heritage Database report, http://vhd.heritagecouncil.vic.gov.au/places/736/download-report

22 P Goad & J Willis, The Encyclopedia of Australian Architecture, 2012, p. 90.

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



RECOMMENDATION

Recommended for inclusion in the Schedule to the Heritage Overlay

Intactness ☐ Good ☑ Fair ☐ Poor

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

History

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

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

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

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

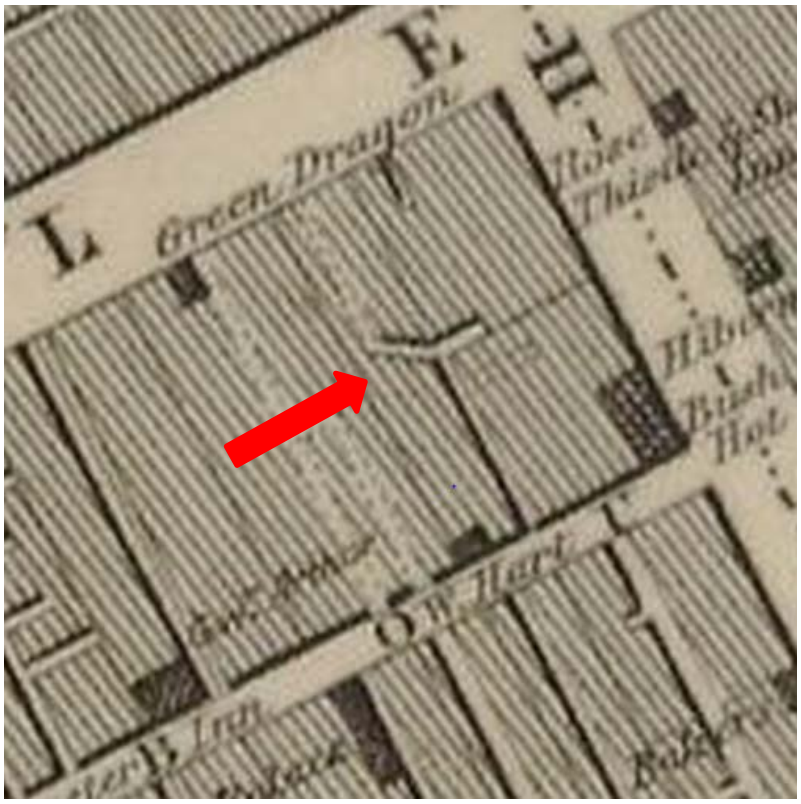


Figure 2 Detail of Kearney's map of Melbourne and suburbs, 1855 showing the angled termination of Whitehart Lane, and confirming it as an early form. The approximate location of the future brick building is indicated. North is at top and Elizabeth Street is at right.
Source: State Library of Victoria

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

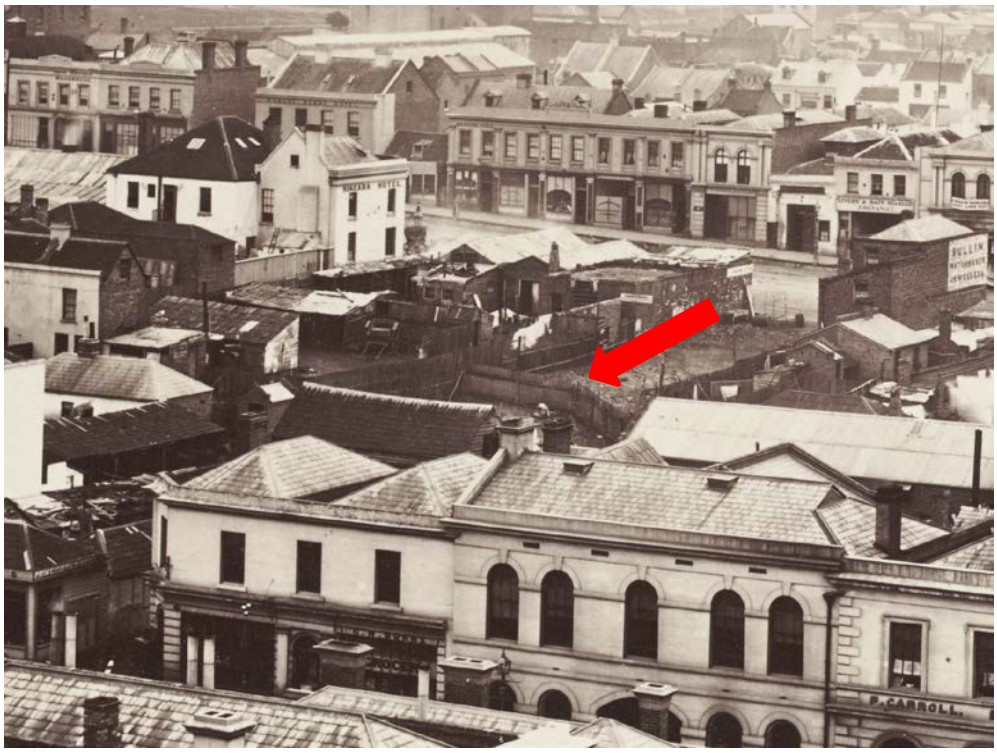


Figure 4 View north-west from GPO tower, c. 1870s, with fence marking the angled property boundary of the (then) vacant site (indicated)
Source: Charles Nettleton, State Library of Victoria

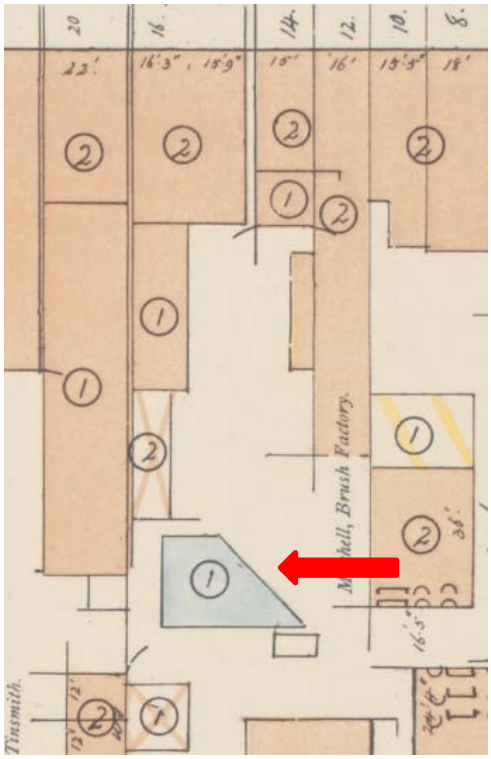


Figure 5 Detail of Mahlstedt fire insurance plan showing single-storey iron shed on site (indicated), map 13, 1888
Source: State Library of Victoria

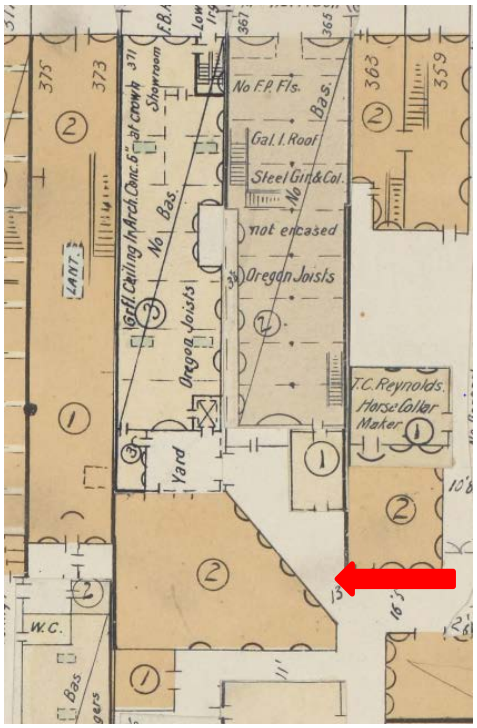


Figure 6 Detail of Mahsltedt fire insurance plan showing two storey brick warehouse (indicated), Map 13, 1910
Source: State Library of Victoria

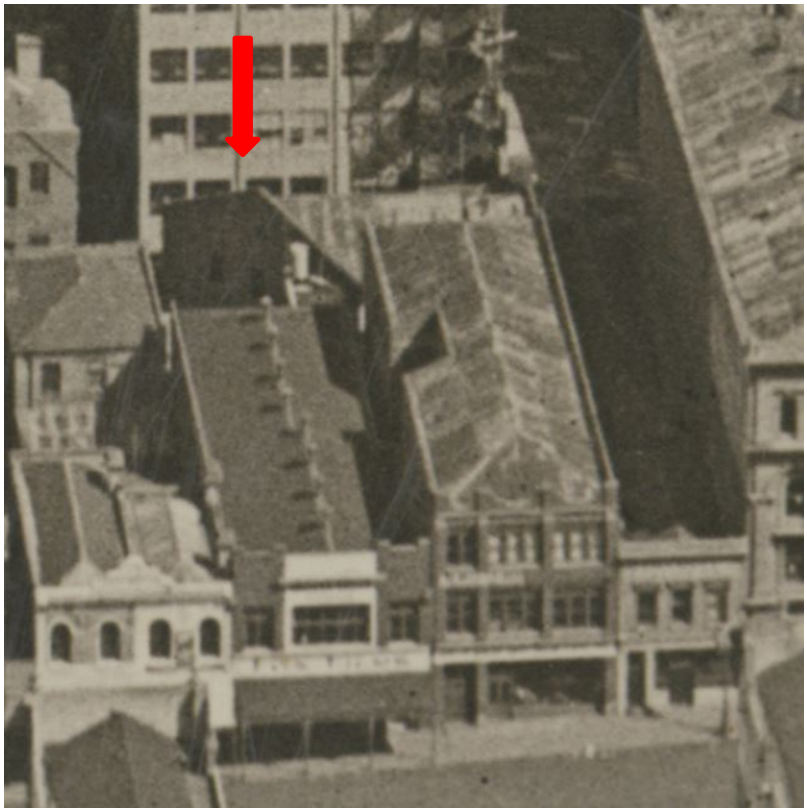


Figure 7 Airspy oblique aerial photograph looking south over Lonsdale Street, 1934; subject building is indicated
Source: State Library of Victoria

The new store was a two-storey brick warehouse, described in the 1891 rate book as a 'store at rear' of F Lowe & Co's property, the whole of which was valued at a NAV of £320.[6] Again, this new building followed the angled alignment of the laneway (Figure 6).

F Lowe and Co remained at 369-371 Lonsdale Street until 1933.[7] The site was then occupied by various manufacturing businesses including machinery merchant, mantle manufacturers and soft furnishing manufacturers before being purchased by the Victorian Automobile Chamber of Commerce Insurance Company in 1941 for £11,500.[8] At the time of purchase the property was described as a three-storey brick warehouse fronting Lonsdale Street and two storey brick store (the subject building) to the rear. The site had 'a frontage of 32ft 2 in by a depth of 162ft 10 in to a road at the rear, where the frontage increases to 62ft 10in'.[9] In October 1963, an application was made to the City of Melbourne to insert an opening in the brick store at the rear of no 369, by which time it was described as a loading dock.[10]

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

Description

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

Comparative Analysis

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

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

Assessment against criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

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

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 Mahlstedt fire insurance plan, 1888, Map 13, held by the State Library of Victoria.

2 Weston Bate, *Essential but Unplanned: The story of Melbourne's laneways*, State Library of Victoria, Melbourne, 1994, p. 22, *Sands and McDougall directory*, 1885 and 1894.

3 *Sands and McDougall directory*, 1894.

4 *Age*, 15 August 1888, p.11.

5 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 3595, 10 September 1888, record no. 76341, accessed via http://www.mileslewis.net/australian-architectural.html, 23 May 2016.

6 City of Melbourne rate books, Volume 30: 1891, Bourke Ward, rate no 1137, VPRS 5708/P9 Public Record Office Victoria.

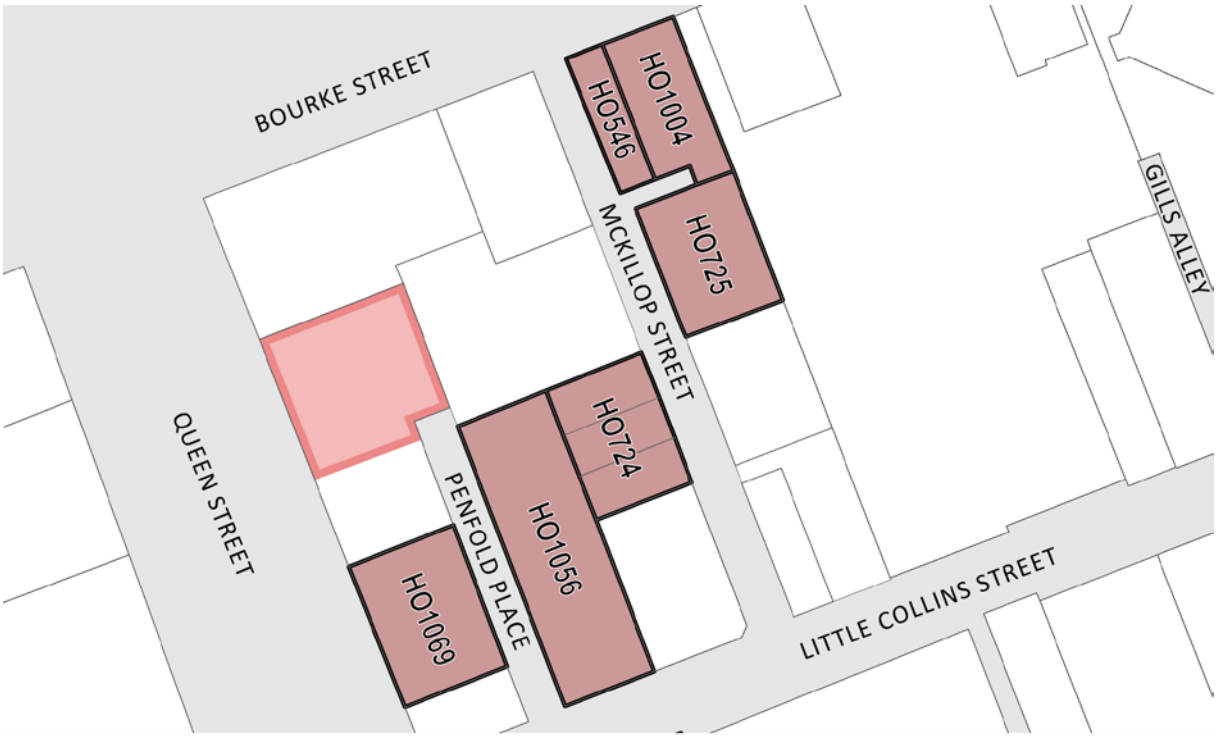
7 *Sands and McDougall,* 1932-1934.

8 *Argus*, 10 April 1941, p.7.

9 *Argus,* 29 March 1941, p.14; *Argus*, 10 April 1941, p.7.

10 City of Melbourne Building Application Index, 369-371 Lonsdale Street, BA36570, 24 October 1963, held by Lovell Chen.

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



RECOMMENDATION

Include in the Schedule to the Heritage Overlay

Intactness ☑ Good ☐ Fair ☐ Poor

Figure 1 Subject building

History

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

Developer Lend Lease acquired the site at 128-146 Queen Street in the early 1960s for £380,000 and the four buildings then occupying the site – the Australian Institute of Management building, Emptor building, Pincombe House and the AUC building – were demolished in November 1963.[2] The following year, the vacant site was bought by the Life Assurance Company, who proposed to construct their Australian head office on the site.[3] It was reported that the building was to have 'several unique characteristics in its construction, including a specially designed superstructure to enclose all plant and equipment.'[4] The application made to the City of Melbourne identified the value of the new building at £1,000,000.[5]

The building was constructed by Civil and Civic Constructions Pty Ltd and opened by the Prime Minister, Sir Robert Menzies on 29 November 1965.[6] It was reported to be a complex construction, with the architects and engineers confronted with the issue of designing an air-conditioned building with the maximum number of floors and rentable area, while still conforming to local height restrictions.[7] The monthly University of Melbourne architectural publication *Cross-Section*, described the 'sober' building soon after its completion:

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

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

From the late 1950s, as commercial architecture began to recover after the war, numerous multi-storey office buildings were constructed in the city. The steel and concrete structural frames that had allowed city buildings to extend upward during the interwar period persisted. Curtain walling, which had underpinned the 'glass box' architecture popular in the 1950s also remained popular.[9] However, this too began to be supplanted by a more massive expression of robust frames and pre-cast concrete spandrel panels. Architects Yuncken Freeman were well regarded proponents of Modernist buildings, and developed a reputation during this period and through to the 1970s for high-quality corporate and commercial architecture. For example, their premises for the Royal Insurance Group, at 444 Collins Street (1966), was awarded the Victorian Architectural Medal in 1967.[10]

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

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

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

Description

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

Comparative Analysis

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

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

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

Comparable city buildings, constructed around this time, include the Electrolytic Zinc building at 388-390 Lonsdale Street (Stephenson and Turner, 1959). This also presents a strongly-expressed and slender grid to the street, with the grid realised as an exposed structural frame with windows, spandrels and entries set back in modest relief. However, without the moulded concrete panels that form the exterior skin of the Scottish Amicable Life Building, a similar sculptural quality is not achieved. The Electrolytic Zinc building survives but overpainting and infilling/modification of the originally deeply recessed ground floor bays, have impacted on its original form and appearance. The Colonial Mutual Life Building at 310-330 Collins Street (Stephenson and Turner, 1963) explored similar themes but a less-restrained selection of materials reduced the clarity of the scheme. The New Zealand Victoria Group Insurance Co Ltd Building (Stephenson and Turner, 1968[16]) at 42-52 Market Street achieved a similar expression to that of the Scottish Amicable Life Assurance Building albeit through the use of a load bearing pre-cast structural wall system. This building has been demolished.

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

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

Assessment again criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

The 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)

Recommendation

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

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

Identified By

Lovell Chen, 2016.

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1 *Maryborough Chronicle*, 5 February 1886, p.2; *Riverine Herald*, 4 February 1886, p.3.

2 *Age,* 15 May 1964, p. 4.

3 *Age,* 15 May 1964, p.4; City of Melbourne, rate books, Volume 140: 1964, Hoddle Ward, rate no. 492, VPRS 5708/P9 Public Record Office Victoria.

4 *Age,* 15 May 1964, p. 6.

5 City of Melbourne, rate books, Volume 140: 1964, Hoddle Ward, rate no. 492, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne Building Application Index, 128-146 Queen Street, BA36883. 2 April 1964, held by Lovell Chen.

6 *Canberra Times*, 3 January 1966, p. 8.

7 *Canberra Times*, 3 January 1966, p. 8.

8 *Cross-Section*, no. 161, March 1966, University of Melbourne, accessed via University of Melbourne Library, https://digitised-collections.unimelb.edu.au/handle/11343/24059, 1 June 2016.

9 Phillip Goad, *Melbourne Architecture*, Watermark Press, Sydney, 1999, pp. 174-77.

10 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014, pp. 5, 43 and Phillip Goad and Julie Willis, *Encyclopedia of Australian Architecture,* Cambridge University Press, Port Melbourne, 2012, pp. 781-783.

11 *Canberra Times*, 1 December 1989, p. 25.

12 *Age,* 8 December 1967; *Age*, 14 October 1976, *Age*, 2 November 1981; *Age,* 11 April 1983.

13 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014, p. 44.

14 Victorian Heritage Register statement of significance for ICI House, VHR 0786, http://vhd.heritagecouncil.vic.gov.au/places/391, accessed 4 July 2016.

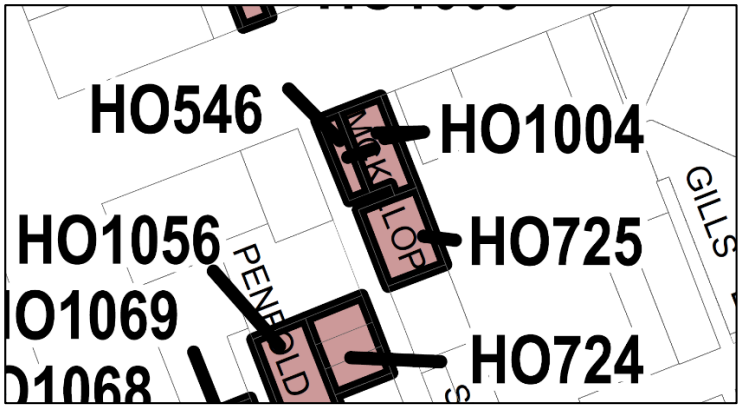
15 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014.

16 Goad, Wilken & Willis, 'Australian Modern: The architecture of Stephensom and Turner', the Miegunyah Press, 20043, pg. 46.

17 National Trust, 'Melbourne's Marvellous Modernism: A comparative analysis of post-war modern architecture in Melbourne's CBD 1955-1975', 2014, pp. 5, 43 and Phillip Goad and Julie Willis, *Encyclopedia of Australian Architecture,* Cambridge University Press, Port Melbourne, 2012, pp. 781-783.

APPENDIX C Revised and updated existing individual place citations

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



Extract from Melbourne Heritage Overlay map, showing HO546

Intactness ☑ Good ☐ Fair ☐ Poor

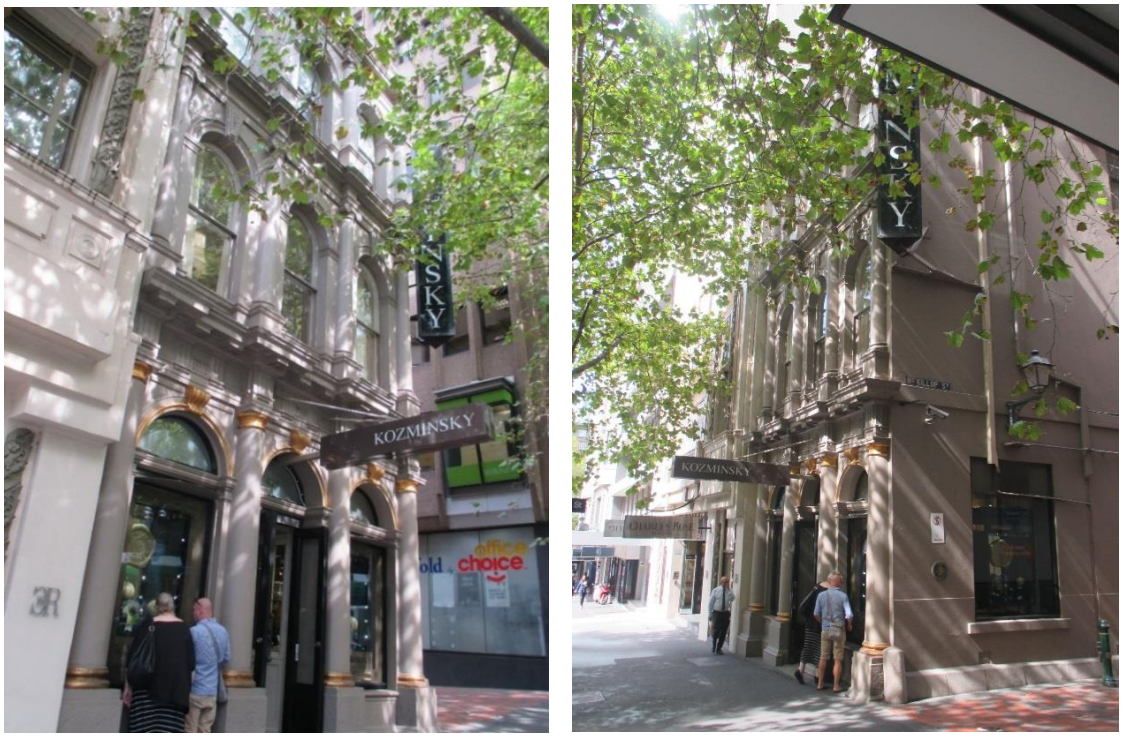


Figure 1 Subject building

History[1]

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

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

Kaye, Butchart & Co remained at the subject property until 1870, by which time it had become known as Butchart & Dougharty.[7] In 1875, the property was purchased by horse breeder, George Petty. The proximity of the property to the horse bazaars and horse-related trading activity in this area of the central city would have been an attraction to Petty. After his death in c. 1881, the property was occupied by Peck, Hudson & Raynor, stock and station agents, until Petty's trustees leased the property to the Commercial Bank of Australia Ltd in 1890.[8] In 1919-20, an extra and complementary storey was added to the building. It has also been suggested that large shopfront display windows, as per the current ground floor façade, may have been introduced at this time.[9] The bank remained at the premises until 1960, after which time solicitors, Ellison, Hewison & Whitehead occupied the site.[10]

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

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

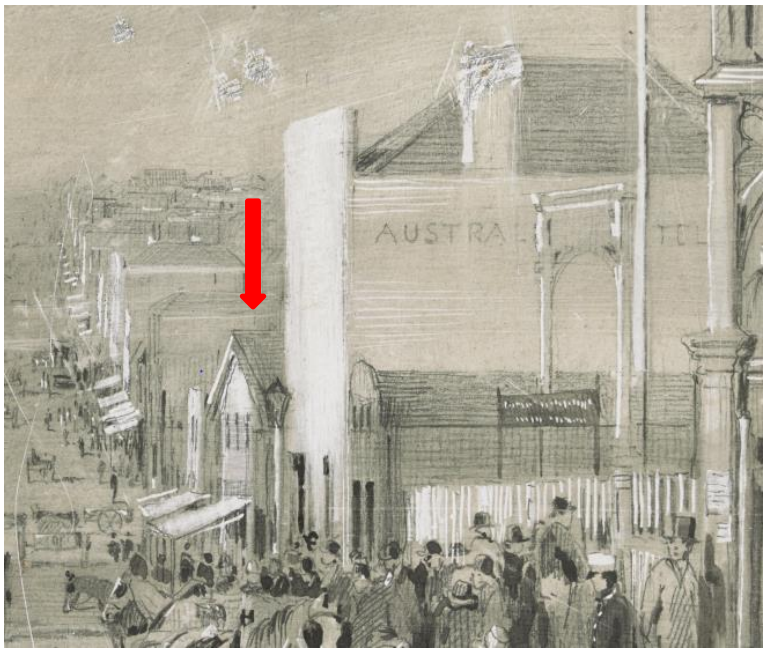


Figure 2 View of Bourke Street from Queen Street looking east, 1857, showing the premises on the site constructed by David Mitchell (indicated)
Source: State Library of Victoria

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

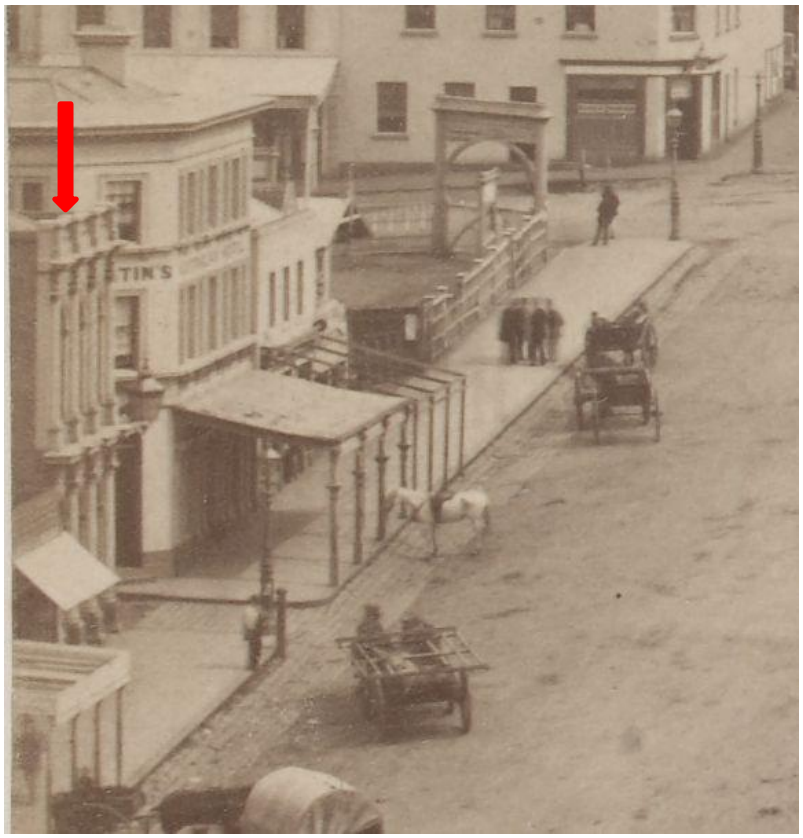


Figure 4 Looking west along Bourke Street, to Queen Street, c.1870; the subject building is shown at left (indicated)
Source: State Library of Victoria

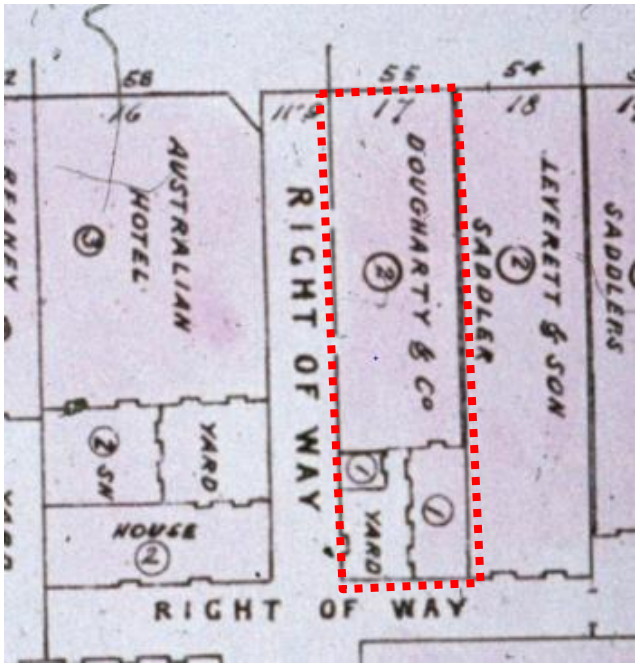


Figure 5 Detail of Dove fire insurance plan, 1870 showing the (then) two-storey premises with a yard and single-storey structures at the rear; Bourke Street is at top
Source: State Library of Victoria

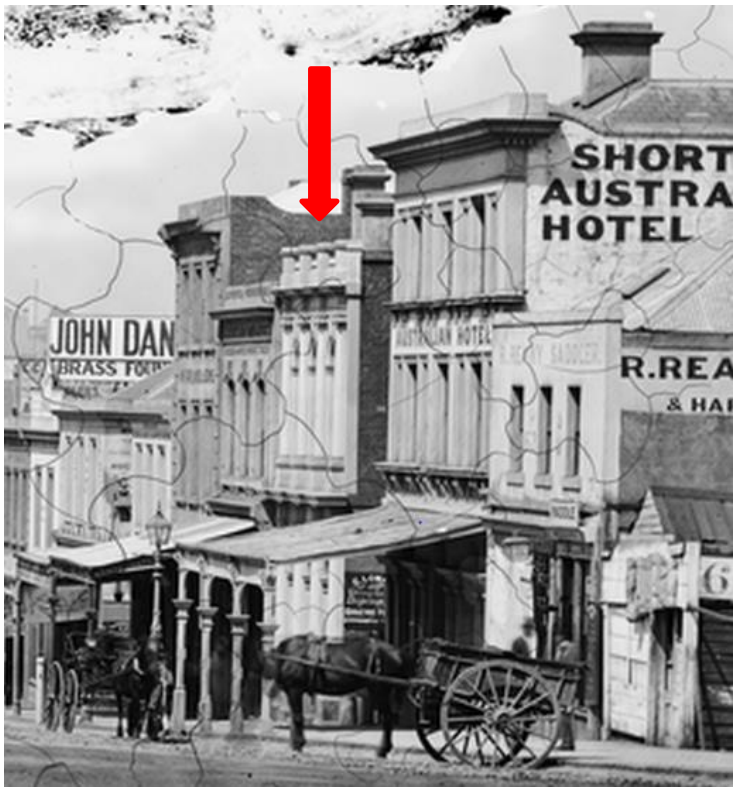


Figure 6 View of Bourke Street looking east from Queen St, c. 1875 showing the two-storey premises on the site (indicated)
Source: State Library of Victoria

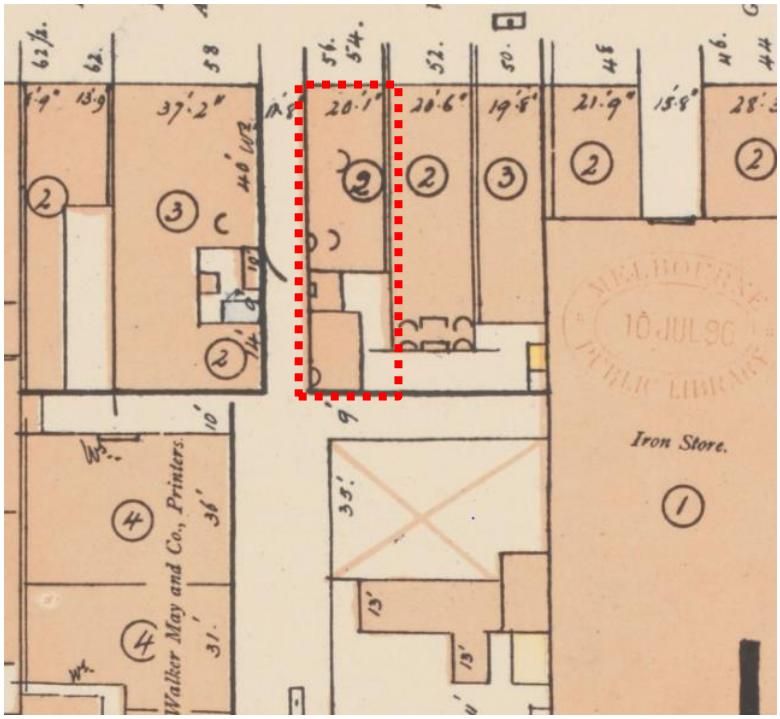


Figure 7 Detail of Mahlstedt fire insurance plan, Map 14, 1888 showing the two-storey premises on the site (indicated)
Source: State Library of Victoria

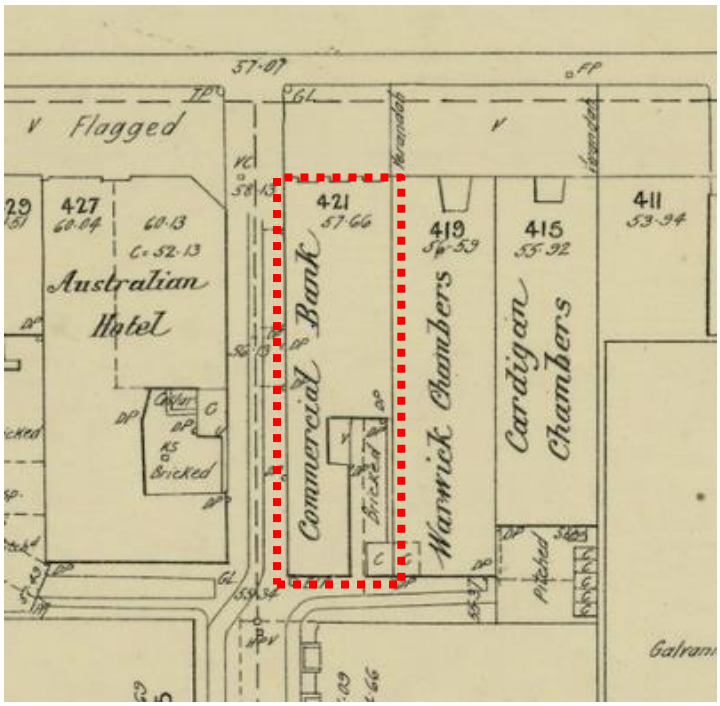


Figure 8 Detail of MMBW plan no. 1011, 1894 showing the premises occupied by the Commercial Bank of Australia (indicated)
Source: State Library of Victoria

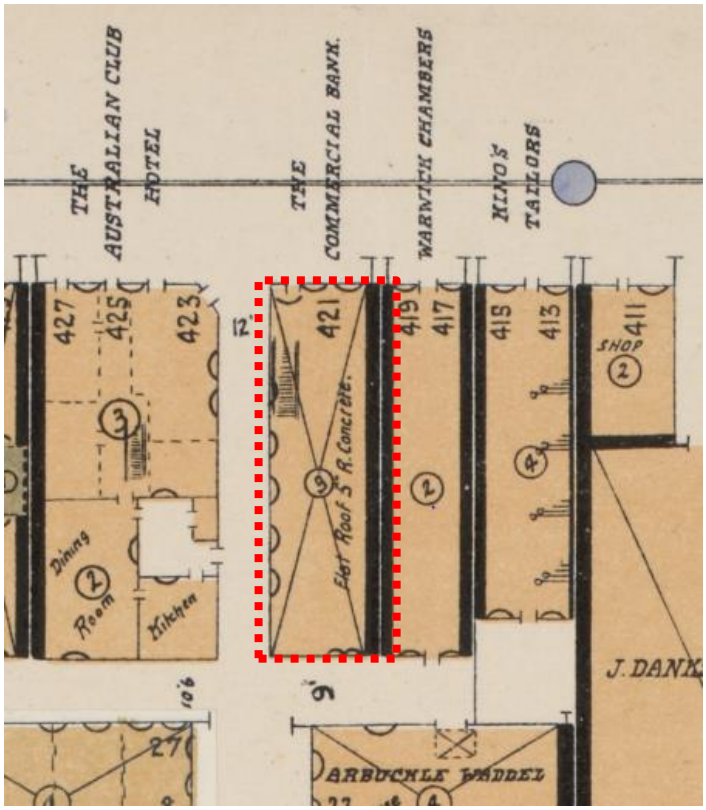


Figure 9 Detail of Mahlstedt fire insurance plan, Map 14, 1925 showing the subject premises to be of three storeys by this time
Source: State Library of Victoria

Description

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

Comparative Analysis

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

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

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

Assessment against criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

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

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

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1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.

2 Miles Lewis Australian Architectural Index, Bourke west – between Queen & Elizabeth – opp. Watson's Horse Bazaar, notice of intention to build, MCC registration no. 1036, record no. 73603, accessed via http://www.mileslewis.net/australian-architectural.html, 25 May 2016.

3 See property citation in G Butler, Melbourne CAD Study, 1985.

4 Harry H Peck, *Memoirs of a Stockman*, 1942. Peck was a stockman who was associated with Newmarket sale yards in Victoria for many years, and wrote this compilation based on his recollections. The book includes references to famous cattlemen and pastoralists.

5 See property citation in G Butler, Melbourne CAD Study, 1985.

6 Cited in the property citation in G Butler, Melbourne CAD Study, 1985.

7 *Sands and McDougall* directory, 1868-70.

8 *Sands and McDougall* directory, various.

9 City of Melbourne CAD Shopfront Survey datasheet, RBA Architects, 2000.

10 *Sands and McDougall* directory, 1960.

11 See http://www.jewelleryworld.net.au/2008/11/19/kozminsky-the-jewel-in-melbournes-crown/, accessed 20 May 2016.

12 City of Melbourne, I-heritage database, 203-205 Queen Street, http://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database-search-results.aspx?heritageid=1728.

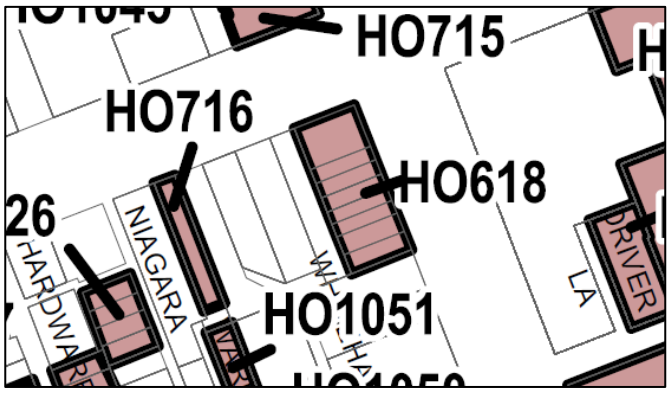
13 Graeme Butler, Central City Heritage Review, 2011, pg. 165, https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-2.pdf.

14 Graeme Butler, Central City Heritage Review, 2011, pg. 171, https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-2.pdf.

15 'Superposed order' in Encyclopedia Britannica, https://www.britannica.com/technology/superposed-order, accessed 5 July 2016.

16 Apperly et al, A pictorial guide to identifying Australian architecture, pgs. 168-171.

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



Extract from Melbourne Heritage Overlay map, showing HO618

Intactness ☑ Good ☐ Fair ☐ Poor

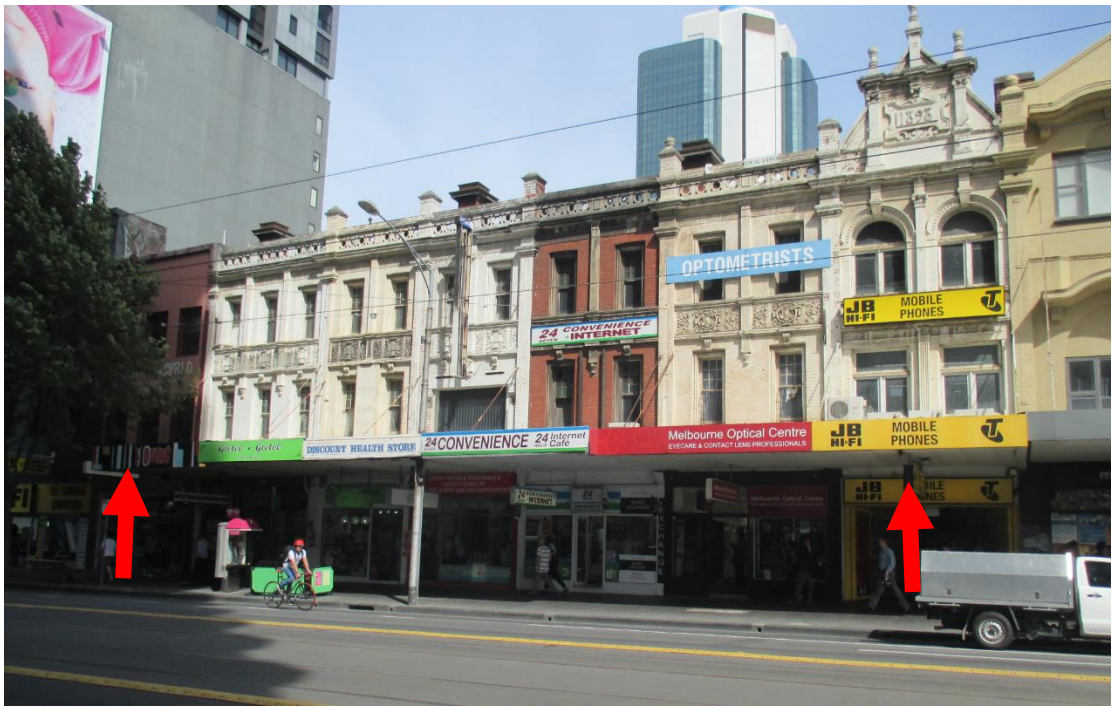


Figure 1 Subject properties in Elizabeth Street, with 245-7 at left (indicated) and 261 at right (also indicated)

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

History[1]

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

The row of three-storey shops at 245-259 Elizabeth Street was constructed in 1897 by George Corlett to designs by architect Arthur Fisher.[3] No 245 was constructed for the Bank of New South Wales; 249 for Agnew Agent; and 253-9 were owned by Equity Trustees and Executors. The row was described in the 1898 rate books as brick shops, with 245 and 259 valued at a NAV of £160, and 249-55 valued at a NAV of £110.[4]

The more ornate three-storey shop at 261 Elizabeth Street was constructed the following year, in 1898, to a design by architect David Christopher Askew, who also owned the building.[5] The builders were Waring and Rowdon.[6] On completion, it was valued at a NAV of £132.[7] David Askew was formerly of Twentyman & Askew, a prolific and well-regarded firm involved in the design of commercial buildings in Melbourne. Their works included Stalbridge Chambers, Little Collins Street; The Block, Collins Street and Elizabeth Street; and the Metropolitan Tramways Company Building, Bourke Street.[8]

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

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

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

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

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

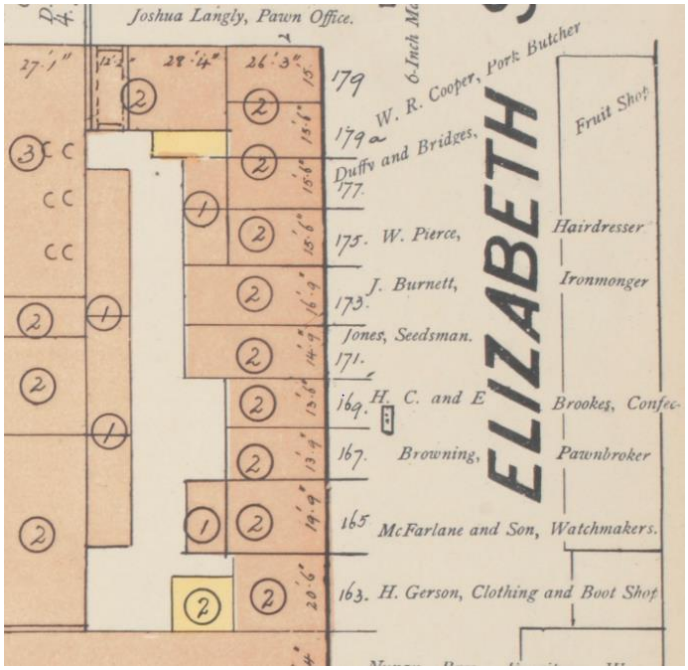


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the two-storey shops which were later replaced by the existing buildings
Source: State Library of Victoria

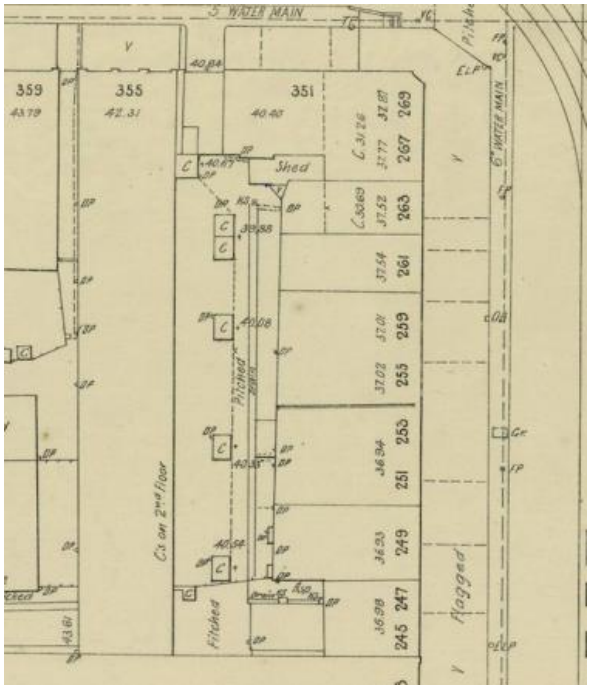


Figure 4 Detail of MMBW plan no. 1016, 1894 prior to the construction of the current row of three-storey buildings along Elizabeth Street
Source: State Library of Victoria

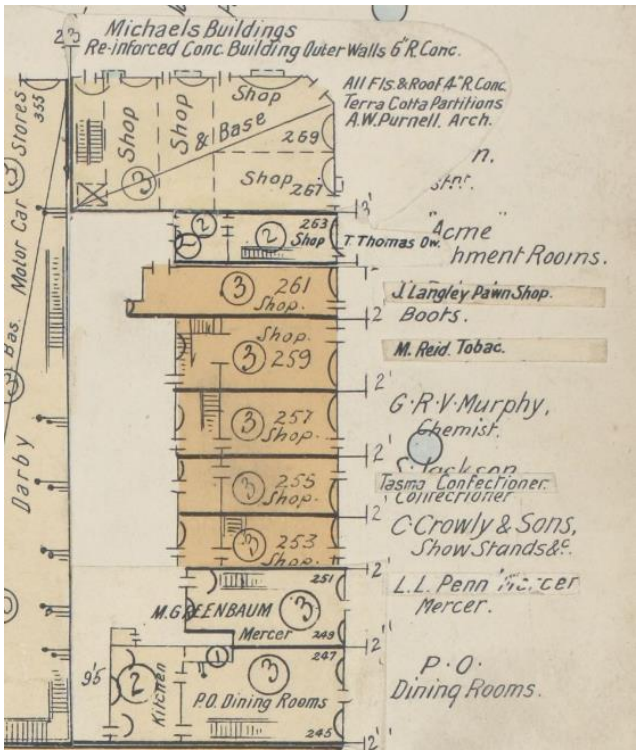


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1910 (with later edits) showing the existing three-storey premises starting at 245-7 Elizabeth Street (bottom of plan) through to 261; a two-storey shop at 263 (built in 1913, a later edit to the plan); and the corner development, with Michael's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

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

Description[16]

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

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

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

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

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

Comparative Analysis

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

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

Assessment against criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

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

Place Citation

How is it Significant

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

Why is it Significant

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

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

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1 The following history incorporates information included in the property citations in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.

2 Mahlstedt fire insurance plan, 1888, Map 13, held by the State Library of Victoria

3 The property citation in the 1985 Melbourne CAD Study, notes that this row was extended from two storeys to three storeys in the late 1890s. However, the Miles Lewis Australian Architectural Index, Building Engineering and Mining Journal 11 December 1897, p. 387, record no, 26509; and Miles Lewis Australian Architectural Index, cites a notice of intention to build. This is assumed to refer to a new building. See MCC registration no. 7068, 5 November 1897, record no. 75193, accessed via http://www.mileslewis.net/australian-architectural.html, 26 May 2016.

4 City of Melbourne rate books, Volume 34: 1898, rate nos.370-5, VPRS 5708/P9 Public Record Office Victoria.

5 Miles Lewis Australian Architectural Index, Building Engineering and Mining Journal, 16 July 1898, record no. 5754, accessed via http://www.mileslewis.net/australian-architectural.html, 26 May 2016.

6 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 7237, 15 July 1898, record no. 75197, accessed via http://www.mileslewis.net/australian-architectural.html, 26 May 2016.

7 City of Melbourne rate books, Volume 35: 1899, rate no. 3803, VPRS 5708/P9 Public Record Office Victoria.

8 See Graeme Butler's property citation for 261 Elizabeth Street, in the 1985 CAD study.

9 City of Melbourne rate books, Bourke Ward, Volume 49: 1913, rate no. 353, VPRS 5708/P9 Public Record Office Victoria; City of Melbourne rate books, Bourke Ward, Volume 48: 1912, rate no. 370, VPRS 5708/P9 Public Record Office Victoria.

10 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 5710, 10 August 1915, record no. 75233, accessed via http://www.mileslewis.net/australian-architectural.html, 26 May 2016.

11 See Graeme Butler's property citation for 269 Elizabeth Street, in the 1985 CAD study.

12 City of Melbourne Building Application Index, 245-247 Elizabeth Street, BA34041, 21 March 1960, held by Lovell Chen.

13 See Graeme Butler's property citation for 245-7 Elizabeth Street, in the 1985 CAD study.

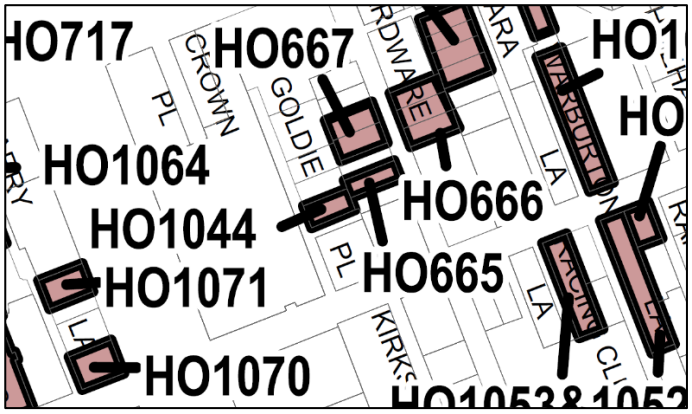
14 *Sands and McDougall* directory, 1914.

15 *Sands and McDougall* directory, various.

16 The following description of buildings is substantially based on that included in the relevant property citations in G Butler, Melbourne CAD Study, 1985.

17 See Graeme Butler's property citation for 261 Elizabeth Street, in the 1985 CAD study.

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



Extract from Melbourne Heritage Overlay map, showing HO665

Intactness ☐ Good ☑ Fair ☐ Poor

Figure 1 Subject building (indicated)

History[1]

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

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

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

Place Citation

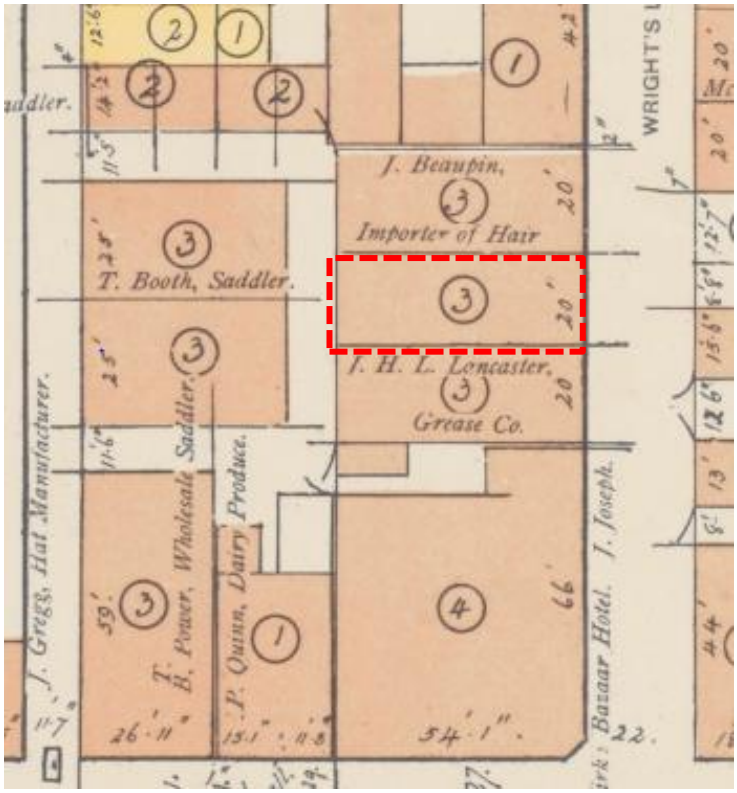


Figure 2 Detail of Mahlstedt fire insurance plan, Map 13, 1888; the central of the three (three-storey) then recently completed warehouses is indicated
Source: State Library of Victoria

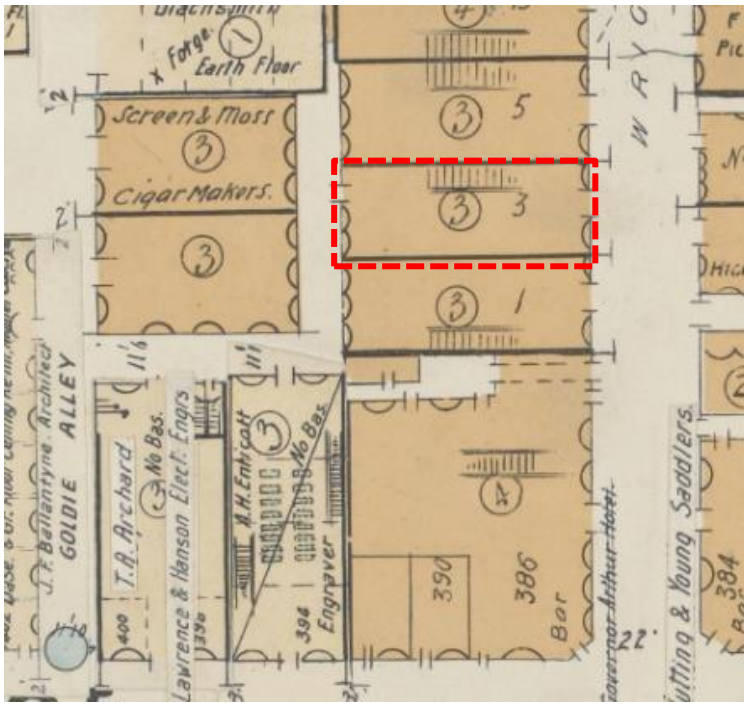


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1910
Source: State Library of Victoria

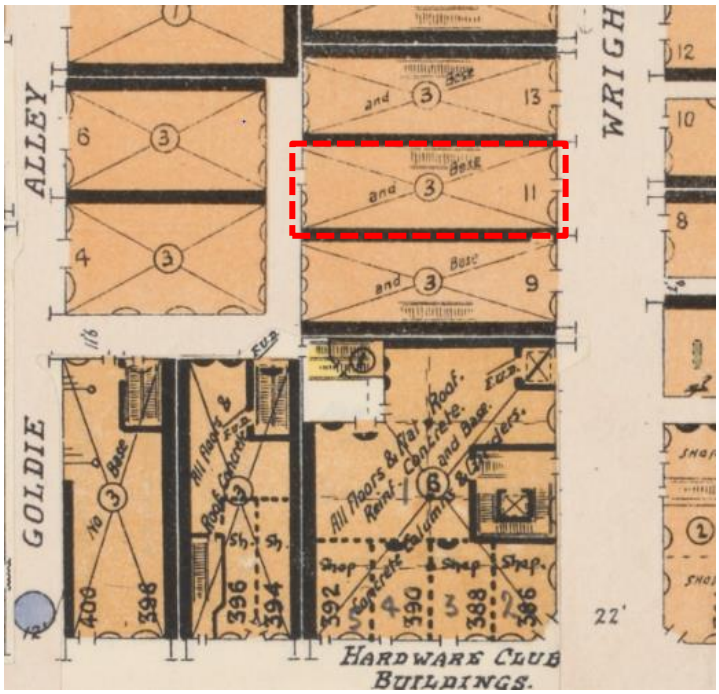


Figure 4 Detail of Mahlstedt fire insurance plan, Map 13, 1925
Source: State Library of Victoria

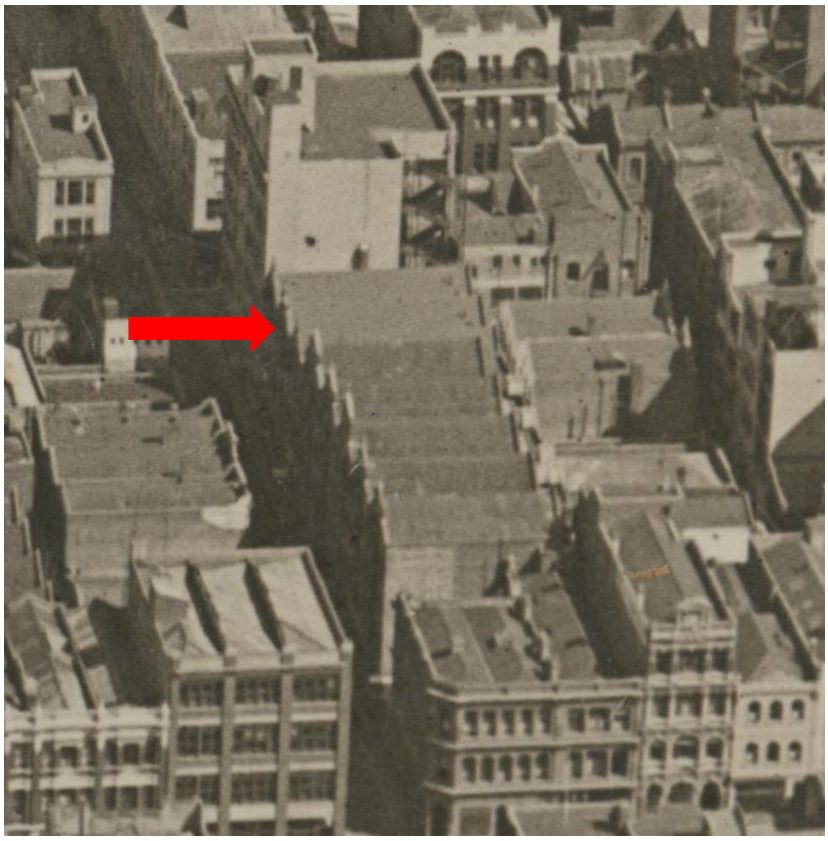


Figure 5 Detail of an oblique airspy of Melbourne, 1934 showing the warehouses at 53-59 Hardware Lane; the subject property is the central building (indicated)
Source: State Library of Victoria

Place Citation

Description

The building at 55-57 Hardware Lane was built as part of a group of three warehouses constructed in 1887-8; the others are currently 53 and 59 Hardware Lane. Two warehouse at warehouses at 4-6 and 8 Goldie Place date from the same programme of works. The subject building is a four level former warehouse and factory built to the boundaries of its narrow site. The building adopts a traditional gable-ended form. The upper facade retains its distinctive parapet and label mould, but elsewhere the façade has been modified, most notably through the application of render over original face brickwork. The arrangement at ground floor level has been altered and while the form of original detailing is difficult to discern, the original arrangement of lower floors with ground floor elevated to facilitate the loading of carts and other delivery vehicles remains legible. The rear of the building, as seen from Goldie Place, is more intact, retaining its face brick exterior and original windows. The building also retains its rough-faced bluestone plinth. Fenestration at the upper levels remains broadly intact to its early state with large central landing doors to each level flanked by sliding sash windows. No crane beam survives and the early role of the entries has to some extent been lost. While it is likely that a slate roof was originally in place, Figure 5 appears to indicate that no slates were present in 1934.

Comparative Analysis

Comparatively, this building is more intact than the adjoining related warehouses at 53 and 59 Hardware Lane but less intact than those at 4-6 and 8 Goldie Place to the rear (west side, HO1044). All five warehouses formed part of the same 1888 development but only those to Goldie Place retain their external face brick expression. These five buildings are part of a number of similarly aged warehouses in the immediate area. Other examples include those at 60-66 Hardware Street (HO666), which date from c. 1887, and were constructed as a row of three, face brick warehouses; and 63-65 Hardware Street (HO667), which form a distinctive industrial row in an adapted Romanesque Revival style, and a rare industrial design in the CBD by William Pitt, one of Melbourne's premier nineteenth century architects. Throstle's stores at 106 Hardware Street (HO1045), are also broadly comparable, being a pair of imposing four-storey Victorian warehouses constructed in 1889. Considered as part of this group, the subject building at 55-7 Hardware Lane is a representative and somewhat-altered example, but nevertheless an historic warehouse building to a design by a notable architect, Alfred Dunn.

Dunn worked in Melbourne from November 1886 until his death, from tuberculosis, in 1894, aged 29.[6] He was very prolific during this relatively short period, designing some 90 buildings. At the height of the Boom in Melbourne, and contemporary with his warehouse group in Hardware Lane and Goldie Place, Dunn produced designs for the Wesleyan Methodist Church in Hawthorn (1888); Wesleyan Church in Fairfield (1887); Australian Temperance and General Mutual Life Assurance Society's buildings on the corner of Swanston and Little Collins Street (1887); Model Wesleyan Sabbath School buildings in Sydney Road, Brunswick (1887); South Morang Methodist Church (1888); South Preston Methodist Church (1888); and many others. By 1889, and of interest given it closely followed his design for the subject building and related warehouses, Dunn was considered a specialist in church design. While the warehouse at 55-57 Hardware Lane is not central to Dunn's work as a specialist church architect, it has been noted that Dunn's warehouses show him to be a 'competent rather than an exciting architect'.[7]

Assessment against criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

The building at 55-57 Hardware Lane was built as part of a group of three warehouses in 1887-8, for furniture manufacturer Penman and Dalziel. It is a four-storey rendered masonry former warehouse, with a tall narrow massing on a long rectilinear plan, and a basement level. The façade has been modified, including through the application of render over original face brickwork, however the building retains its distinctive gabled and parapeted form, and rough face bluestone plinth at ground level. While the ground floor level has been altered, the original arrangement of lower floors with ground floor elevated to facilitate loading remains legible. Fenestration at the upper levels also remains broadly intact to its early state with large central landing doors to each level flanked by sliding sash windows. The rear of the building as seen from Goldie Place, is more intact and retains its face brick exterior and original windows.

How is it Significant

No 55-57 Hardware Lane, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 55-57 Hardware Lane is of local historical significance. It is one of an important collection of nineteenth century warehouse and mercantile buildings in Hardware Lane. Constructed in 1887-8, to a design by noted architect Alfred Dunn, the building was one of five warehouses built in Hardware Lane and the adjoining Goldie Place, for the furniture making company of Penman and Dalziel. The company remained associated with the warehouses until 1910, and in 1937 were noted as one of Melbourne's early 'skilled craftsmen' and 'leading names' in fine furniture manufacture. (Criterion A) The subject building is also of local aesthetic/architectural significance. While it has been altered, the building retains its distinctive gabled and parapeted form, rough face bluestone plinth, broadly original arrangement of lower floors with elevated ground floor to facilitate loading, and broadly intact fenestration and openings to the upper levels. It is also one of a more extensive row of tall and gabled nineteenth century warehouse forms in Hardware Lane, and makes a significant contribution to the warehouse character of the lane. (Criterion E)

Place Citation

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

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1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.

2 See property citation in G Butler, Melbourne CAD Study, 1985.

3 *The Argus*, 22 September 1937, p. 29.

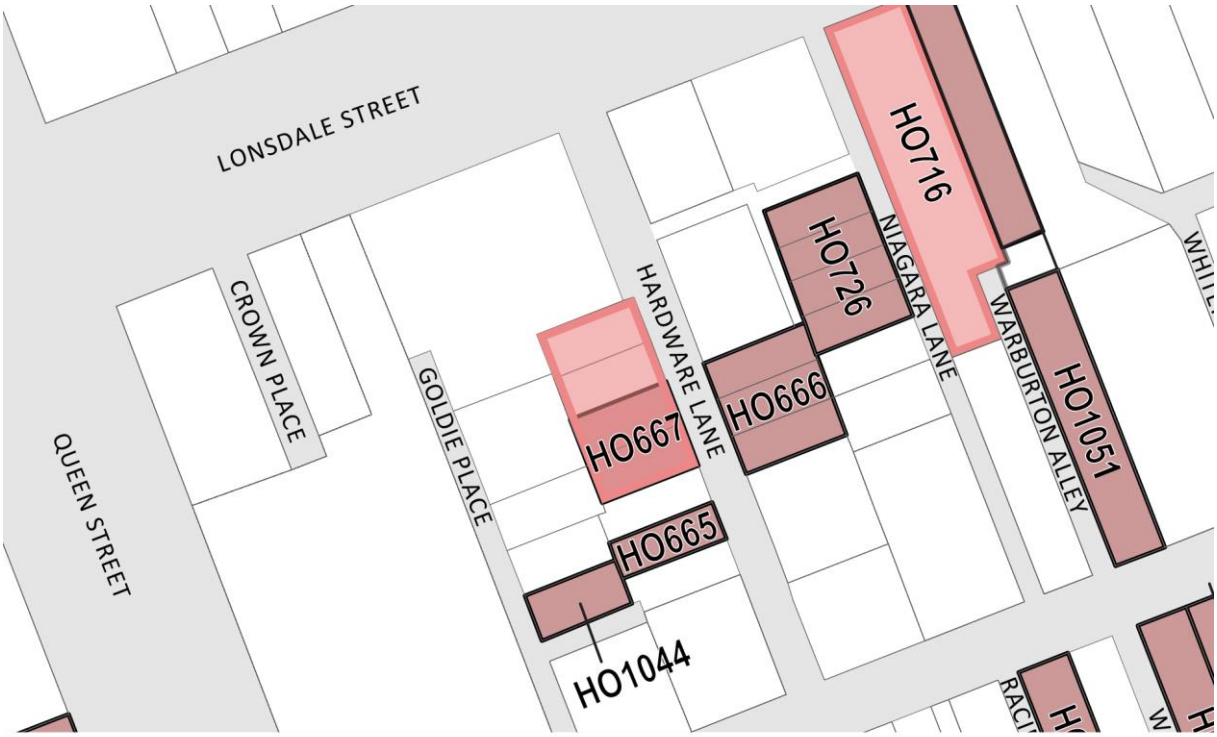
4 See property citation in G Butler, Melbourne CAD Study, 1985.

5 *Sands and McDougall* directory, 1900.

6 Harriet Edquist, 'Alfred Dunn', in Phillip Goad and Julie Willis (eds.), *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p. 216-7

7 Harriet Edquist, 'Alfred Dunn', in Phillip Goad and Julie Willis (eds.), *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p. 216-7.

NAME	Dynon's Buildings	HERITAGE OVERLAY	HO667
ADDRESS	63-77 Hardware Lane, Melbourne (Note: the Schedule to the Heritage Overlay lists 63-67 Hardware Lane)	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1889	PREVIOUS GRADING	A
BUILDER	William Boyne	ARCHITECT	William Pitt



Key 63-77 Hardware Lane, Melbourne (HO667)

Corrected Heritage Overlay

Recommendation: Update the Heritage Overlay mapping to reflect the full extent of HO667, as shown

Intactness ☑ Good ☐ Fair ☐ Poor

Figure 1 Subject warehouse row (four buildings)

Figure 2 View of upper level facades

History[1]

In March 1889, renowned architect, William Pitt, gave notice of his intention to construct five stores in Wright's Lane (now Hardware Lane) for china and glass merchant, John Dynon. The builder for this work was William Boyne, who had also constructed the Shamrock Hotel near the corner of Lonsdale Street and Wright's Lane for Dynon two years earlier.[2] The warehouses on Hardware Lane were described as brick stores each with five flats and each valued at a NAV of £200.[3] John Dynon was established as a china, earthern-ware and glass dealer from as early as 1864, working from 43 Lonsdale Street West; and within ten years the company was also operating from premises at 45 Lonsdale Street West and 40 Little Lonsdale Street West.[4]

The large buildings replaced earlier small scale buildings on the site, of one storey scale, as evident in Figure 3.

In September 1889, Dynon & Sons advertised the availability of 'stores, each five flats and lift in Wright's-lane'.[5] The first occupants to lease the warehouse spaces included Barrington, Smith & Co; J Binet, general agent and importer; Munday, tanner and currier; Ferguson, lithographer and printer; and Treadwell, printers.[6]

John Dynon died in December 1912, leaving an estate valued at £52,585. His properties at the time included the Shamrock Hotel on Little Lonsdale Street; the National Hotel on Bourke Street; and land and buildings in Willlliam Street, Wright's (Hardware) Lane, Goldie Alley and at Evelyn.[7] Dynon's will described the Hardware Lane warehouses at the time of his death as:

> All that piece of land having a frontage of 23 feet to Wright's Lane by a depth of 51 feet upon which is erected a four storey brick store and basement known as 21 Wright's Lane, Let to Phllips and Child
>
> No 19 Wright's Lane 23 feet by 51 feet upon which is erected 4 storey brick store and basement Let to Hartley Bros
>
> No 23 Wright's Lane, 23 feet by 51 feet upon which is erected a four storey brick store with basement. Let to Sturtevant
>
> No 18 (incorrectly numbered, 17) Wright's Lane 23 feet by 51 feet upon which is erected a four storey brick store with basement. Let to Barrington Smith
>
> No 15 Wright's Lane 23 feet by 51 feet upon which is erected a 4 storey brick store with basement. Let to Fox[8]

The five warehouses were occupied by a variety of businesses following their initial occupation. Lessees of 63-5 have included Treadwell, printers (1890s); Progress Stereo Service, electric typers (1920s); Davies & Tilly, electrical engineers (1940s-50s); and the MCC Electric Supply Department (1960s-).[9] Businesses at 67-9 have included Ferguson, lithographer and printer (1890s); Grosser, lithographer and printer (1900s); Day & Kemp, drapers and stand makers (1920s); Britain and Australian Publishing Services (1920s); Phoenix Press (1920s); the MCC Electric Supply Department (1940s-50s); and Oriental Handiwork Company (1960s-70s).[10] The warehouse at 71-3 has been occupied by Munday, tanner and currier (1890s); Acme Cycle Company (1900s); Brooks and Carsten, electrical engineers (1920s); Alpha Printing (1920s-70s); George Emerson, paper ruler and book binder (1940s-50s); City & Suburban Cleaning Company (1940s); and 'The Vigilant' magazine (1940s-60s).[11] At 75-77 Hardware Lane, occupants have included Barrington, Smith & Co, saddlers and ironmongers (1890s-1920s); Brooks & Knuckey, storage (1940s-50s); and Johns & Waygood, depot (1950s-70s).[12]

The fifth warehouse at 79-81 Hardware Lane, at the northern end of the row, was demolished to make way for development at the corner of Lonsdale Street and Hardware Lane.

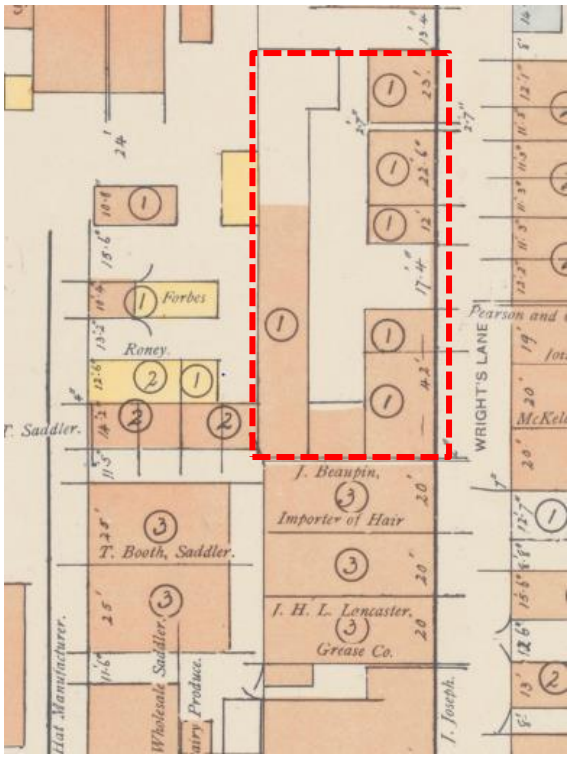


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the subject site one year prior to construction of the warehouses; the earlier buildings are shown as one storey
Source: State Library of Victoria

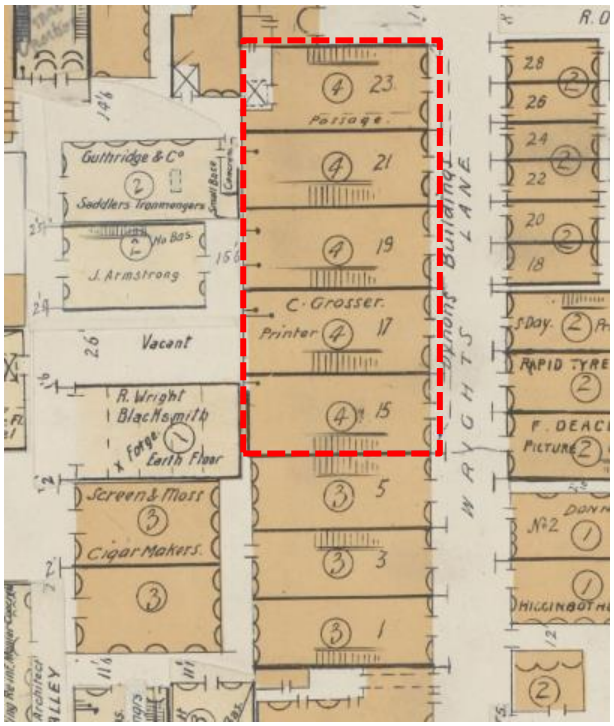


Figure 4 Detail of Mahlstedt fire insurance plan, Map 13, 1910; the four storey warehouses are indicated (note the earlier street addresses)
Source: State Library of Victoria

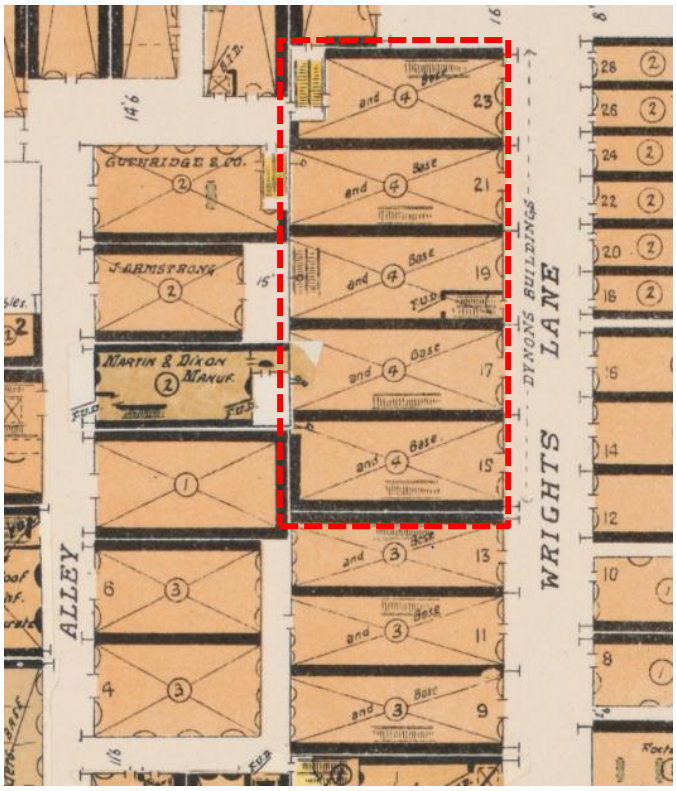


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1925 showing the four storey warehouses with basements
Source: State Library of Victoria

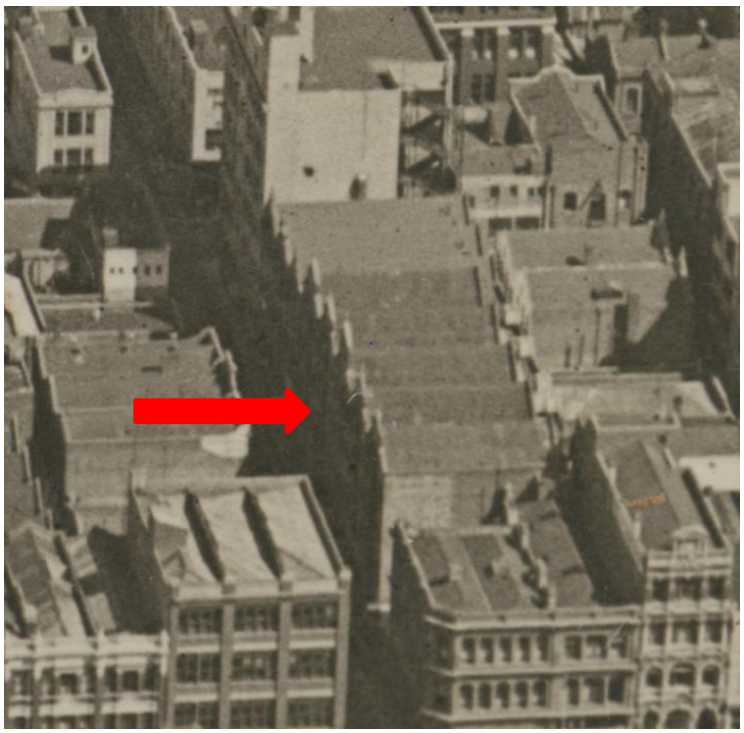


Figure 6 Detail of an oblique airspy of Melbourne, 1934 showing Dynon's five warehouses on Hardware Lane (indicated); Lonsdale Street is at bottom
Source: State Library of Victoria

Description

Four of the original five warehouses remain, the most northerly building having been demolished between 1934 (refer Figure 6) and 1948.[13] The surviving structures, known as Dynon's Buildings, are tall and narrow bichrome brick warehouses notable for their arcuated facades and striking parapets. Some areas have been overpainted however the early role and appearance of the group remains legible.

The four buildings are currently known as 63-77 Hardware Lane. They survive at different levels of intactness and integrity particularly with regard to the condition of their ground floors and overpainting. Considered as a group, the warehouses are substantially externally intact to their original façade form and detailing. Original bichrome brick expression survives at ground floor level at 67 and 71 and above ground floor level at 65 and 75-77, although the early brick expression remains evident beneath paint throughout. Architectural detailing to arched window heads and stringcourses are accentuated in cream face brick against a red brick base. Original bluestone plinths survive throughout. All four warehouses retain distinctive raised pedimental devices to their gable ends suggesting the form of the basilicas of the early Italian Renaissance. Oriels to gable ends reinforce this association. Fenestration to upper levels across the group is unaltered with openings for original windows and landing doors are in place. Original crane beams survive for three of the buildings, as do some associated awnings and the loading doors they served. The buildings at 63 and 67 have been altered at ground floor level although the original arrangement, in which ground floor levels were elevated to facilitate loading of carts and to allow light to basement areas, remains legible. Ground floor facades to 71 and 75-77 are largely intact to their early states. While changes have occurred, the four buildings remain legible both as a group and individually as intact early warehouse buildings.

Comparative Analysis

Comparatively, this group of warehouses form part of a larger collection of similarly aged brick warehouses in the immediate area. Other examples include those at 60-66 Hardware Street (HO666), which date from c. 1887, and were constructed as a row of three, face brick warehouses; and Throstle's stores at 106 Hardware Street (HO1045), a pair of imposing four-storey bichrome brick Victorian warehouses constructed in 1889. Considered as part of this group, the subject warehouses form a distinctive industrial row, and represent a rare industrial design in the CBD by William Pitt, one of Melbourne's premier nineteenth century architects.

Pitt (1855-1918) was responsible for the design of numerous buildings in Melbourne, many of which are listed on the Victorian Heritage Register. These include other industrial buildings and complexes such as the Denton Hat Mills in Abbotsford (1888); Foy & Gibson complex in Collingwood, comprising numerous warehouses (1887 to early twentieth century); Victoria Brewery in East Melbourne (1884 onwards); and the Bryant & May complex in Richmond (1909). Pitt was an important Melbourne architect, responsible for many of the city's most highly regarded buildings, including the Princess Theatre, and the Gothic office buildings, the Rialto and Olderfleet in Collins Street.[14] Many of Pitt's buildings are considered exemplars of the 1880s Boom Style, with the architect renowned for his eclectic designs and compositional flamboyance. He was also capable of toning down the flamboyance, as he did with several town halls, in St Kilda (1887) and Brunswick (1889); and clearly with his industrial designs.[15] Although his eclectic hand is still evident in, for example, the castellated form of the Victoria Brewery, and the Italianate style of the subject buildings. Pitt was also at the peak of his power and architectural output when designing these warehouses.

Assessment again criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

The buildings at 63-77 Hardware Lane represent four out of the original five warehouses, which were designed by William Pitt for china and glass merchant, John Dynon, and constructed in 1889. The group of four, known as Dynon's Buildings, are tall and narrow bichrome brick warehouses, notable for their arcuated facades and striking parapets, the latter with raised pedimental devices and oriels. The architectural detailing to the arched window heads and stringcourses is accentuated in cream face brick against a red brick base; and original bluestone plinths and the majority of window and door openings also survive.

How is it Significant

The buildings at 63-77 Hardware Lane, Melbourne, are of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The buildings at 63-77 Hardware Lane, Melbourne, known as Dynon's Buildings, are of local historical significance. The buildings, constructed in 1889 to a design by William Pitt, are part of an important collection of nineteenth century warehouse and mercantile buildings in Hardware Lane. In replacing earlier and smaller buildings on the site, they are demonstrative of the late nineteenth century growth in warehousing activity in this part of Melbourne. Hardware Lane also assumed much of its current historic character during Melbourne's Boom of the late 1880s. (Criterion A). Dynon's Buildings are significant for their association with renowned architect, William Pitt. They were designed by Pitt at the height of his architectural output and influence, when he was responsible for some of the exemplars of the 1880s Boom Style in Melbourne. Pitt was known for eclectic designs and compositional flamboyance, and his industrial and mercantile commissions while typically more subdued were also very capably handled, as with the subject buildings. (Criterion H) Nos 63-77 Hardware Lane are also of local aesthetic/architectural significance. The buildings are substantially externally intact, and retain their original tall and narrow warehouse form and detailing, including arched window heads and stringcourses accentuated in cream face brick against a red brick base, heavy bluestone plinths, striking parapets with raised pedimental devices and oriels, and the majority of the original window and door openings.

The groups also form part of a more extensive row of tall and gabled nineteenth century brick warehouses in Hardware Lane, and make a significant contribution to the warehouse character of the lane. (Criterion E)

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, supplemented by additional research and investigation.

2 Miles Lewis Australian Architectural Index, notice of intention to build, five stores, MCC registration no. 3797, 5 March 1889, record no. 74833, accessed via http://www.mileslewis.net/australian-architectural.html, 25 May 2016; Miles Lewis Australian Architectural Index, notice of intention to build, hotel, MCC registration no. 3164, 24 November 1887, record no. 76334, accessed via http://www.mileslewis.net/australian-architectural.html, 25 May 2016.

3 City of Melbourne rate books, Volume 29: 1890, Bourke Ward, rate nos. 1113-7, VPRS 5708/P9, Public Record Office Victoria.

4 *Sands and McDougall* directory, 1864; *Advocate,* 28 March 1874, p.20.

5 *Argus,* 10 September 1889, p. 3.

6 *Sands and McDougall* directory, 1890-92; City of Melbourne rate books, Volume 31: 1892-93, Bourke Ward, rate nos. 1132-6, VPRS 5708/P9, Public Record Office Victoria.

7 *Age*, 18 Dec 1913, p. 12.

8 Will and probate of John Dynon, VPRS 28/P3 Unit 356, Public Record Office Victoria.

9 *Sands and McDougall* directory, various

10 *Sands and McDougall* directory, various

11 *Sands and McDougall* directory, various

12 *Sands and McDougall* directory, various

13 Mahlstedt fire insurance plan, Map 13, 1948

14 Victorian Heritage Database, various entries under William Pitt.

15 The Encylopedia of Australian Architecture, P Goad and J Willis, 2012, pp. 542-544.

NAME	Former Edward Keep & Co warehouse	HERITAGE OVERLAY	HO716
ADDRESS	377-381 Lonsdale Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1888-1889, substantially rebuilt 1899	PREVIOUS GRADING	C
BUILDER	Waring & Rowden	ARCHITECT	Twentyman & Askew

Key 377-381 Lonsdale Street (HO716)

Corrected Heritage Overlay

Recommendation: Update the Heritage Overlay mapping to reflect the correct property, as shown

Intactness ☑ Good ☐ Fair ☐ Poor

Figure 1 Subject building

Figure 2 West elevation of subject building (to Niagara Lane)

History[1]

The warehouse at 377-381 Lonsdale Street was originally constructed in 1889 for Edward Keep & Co, hardware makers and ironmongers; and then substantially rebuilt after a disastrous fire in 1899. The original architects for the building were Twentyman & Askew and the builders, Waring & Rowden, of Fitzroy.[2] Described as a 'brick store' and valued at a NAV of £1350, the Keep & Co warehouse comprised four stories and a basement, and 'was a solid structure of brick work and cement'.[3] It replaced an earlier three-storey building on the site, as shown on the 1888 Mahsltedt fire insurance plan (Figure 3).

Edward Keep, his son Ronald, and nephew J Francis Keep, conducted the business at the time of the fire, a contemporary report giving their tenure in the city as 46 years. Originally established at 37 Elizabeth Street, the firm had spent some £16,000 in building the Lonsdale Street premises, which was stocked with general hardware lines valued at £43,500. Ten years after the building's construction in 1889, fire destroyed the majority of the warehouse, driven by storage of ammunition and kerosene drums on the site. The fire meant an end to the business as it had been, with the retirement of Edward and his son.[4]

Hardware merchants were historically located in this area of the central city. Hardware Lane (and street) are to the west of the subject property. Although originally known as Wrights Lane, the subdivision of the former Kirks Horse Bazaar property created an extension of Wrights Lane, with the entire laneway renamed Hardware Lane after Hardware House, which was constructed at the corner of Hardware Lane and Little Bourke Street in 1927.[5] Hardware House, in turn, was built for members of the hardware industry.[6]

The subject warehouse was rebuilt and refitted in 1899, and then leased to paper merchants, James Spicer & Sons, complementing the rise of the printing industry in this area of the city.[7] The laneway warehouses were increasingly popular with small-scale printers, publishers and stationers from the late nineteenth century, as well as associated businesses including stereotypers, linographers and bookbinders. Printers were located in both Niagara and Warburton lanes.[8] This pattern continued through the first half of the twentieth century, with businesses associated with printing and publishing established in McKillop Street, Goldie Place and Wright (Hardware), Niagara, Rankins and Warburton lanes.[9] Spicer & Detmold eventually bought the property in 1937 for £17,000 and continued to occupy the building into the 1960s, before Rank Xerox took over the premises.[10] Architects, Carleton & Carleton, carried out renovation work for Spicer & Detmold in the 1940s.

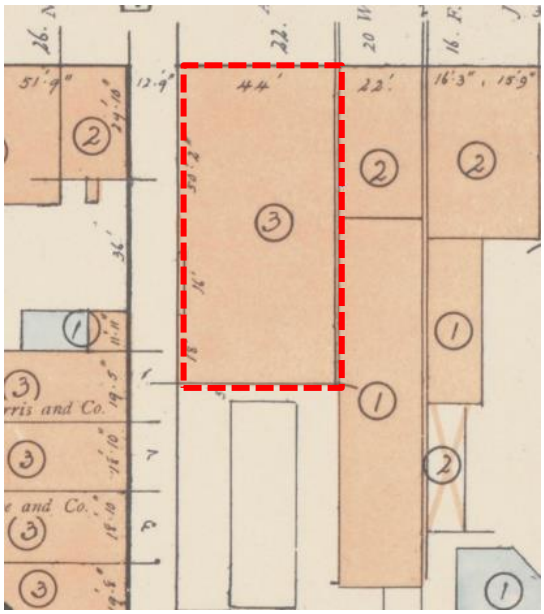


Figure 3 Detail of Mahlstedt fire insurance plan, Map 13, 1888 showing the earlier three-storey building
Source: State Library of Victoria

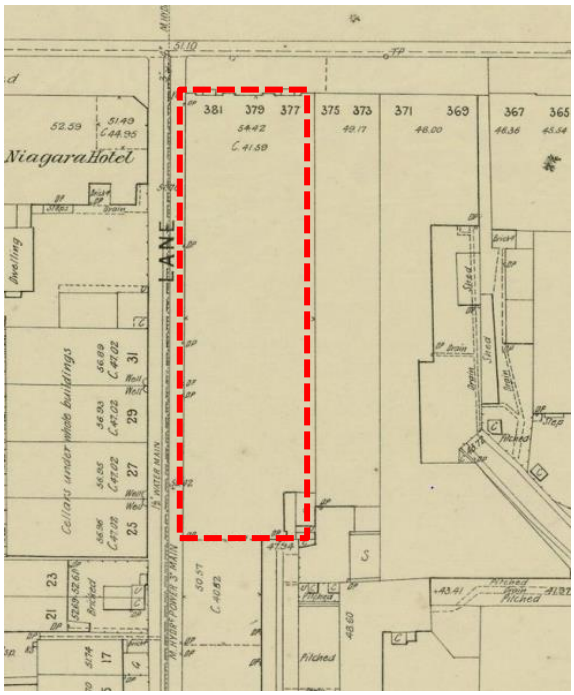


Figure 4 Detail of MMBW plan no. 1016, 1894 showing the original Keep & Co warehouse
Source: State Library of Victoria

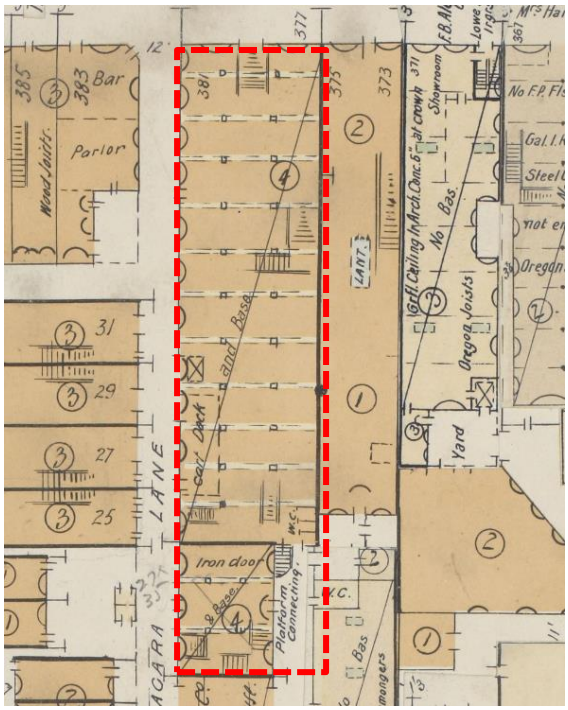


Figure 5 Detail of Mahlstedt fire insurance plan, Map 13, 1910 showing the rebuilt warehouse following the fire of 1899
Source: State Library of Victoria

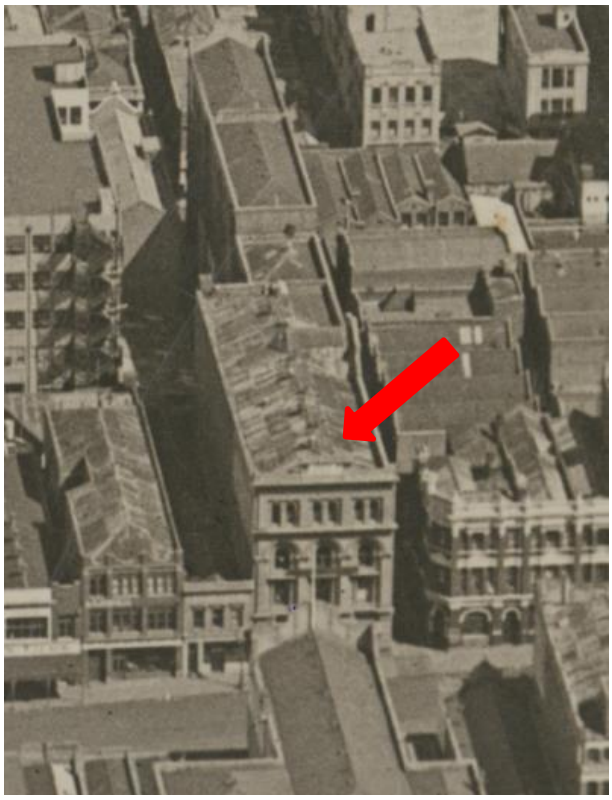


Figure 6 Detail of oblique aerial image of Melbourne showing the subject building at 377-81 Lonsdale Street (indicated), 1934
Source: State Library of Victoria

Figure 7 377-81 Lonsdale Street, Melbourne, c. 1972
Source: State Library of Victoria

Description[11]

The subject building at 377-381 Lonsdale Street, is located at the corner of Niagara Lane. It is a four-level former warehouse in rendered masonry and brick on a long rectilinear plan.

It presents a four-storey facade to Lonsdale Street, incorporating boldly massed elements recalling Mannerist designs of the late Italian Renaissance. The tripartite design incorporates a heavy base at ground floor level incorporating smooth rusticated columns with bold trabeation above. Above the base, giant-order pilasters flank the first floor windows and rise through first floor to Corinthian order capitals and a decorated arch above second floor windows. A bracketed string course is located above the second floor. The upper level attic storey is crowned by another, more substantial cantilevering bracketed cornice. Windows at each level contribute to the vigour of the composition. Ground floor openings have bracketed flat pediments in an aedicule configuration; intermediate levels have square headed openings with overhanging awnings at first floor and tall arched openings at second floor; upper level window comprise paired arches. The ground floor façade has had some modification, with large display windows inserted within the original openings. However these works have been generally undertaken in a sympathetic manner. Apart from overpainting, the building survives in good and largely original condition.

While less ornate, the exposed western wall to Niagara Lane comprises red faced brickwork with concrete buffers (rubbing rails) at ground floor level, and surviving crane beams and cat-heads over loading doors. The elevation retains a combination of original rectangular and segmental-arched window forms and openings, with original basalt sills, and extends some length down Niagara Lane. The design includes an elevated entablature and pediment at the mid-point of the west elevation. The northern sections of the laneway elevation have been painted and some alterations to openings at ground floor level have occurred. However, the elevation is substantially intact to its early state and appearance, and the role of the building remains legible.

Comparative Analysis

The former warehouse at 377-381 Lonsdale Street adopts an understated Mannerist expression. Nineteenth century Mannerism had its roots in the architecture of the late Italian Renaissance and the work of architects, Giulio Romano and Michelangelo.[12] However, the resurgence of this branch of classical architecture was part of a broad reaction against the purity of the classical style as practised by Victorian architects. A bolder and more ironic architecture had been pioneered by English architects such as C R Cockerell in the Ashmolean Museum, Oxford, England (1845[13]) which was explored locally by colonial architect, James Barnet in Sydney (entrance to Bathurst Gaol, Browning Street Bathurst, 1886, and Cooma Courthouse, 1887); George de Lacy Evans (Sum Kum Lee Warehouse, Little Bourke Street, 1887-8, Figure 8[14]); Twentyman & Askew, the architects of the subject building (Block Arcade, Collins Street, 1890-3, Figure 9); and William Salway with Right & Lucas (former Mercantile Bank, currently RESI chambers, 1888) in Melbourne.[15] The Mannerist mode was particularly suited to the buoyant circumstances in Victoria during the land boom where the style is still described as 'boom-style' architecture.

Of the building's architects, Twentyman and Askew, Edward Twentyman, a carpenter and joiner, emigrated from England to Australia in 1854. After working as building contractor through the 1870s, he assumed the role of a self-educated architect in 1872. In 1882, he formed a partnership with his brother-in law, David Christopher Askew - a recent graduate of the University of Melbourne. The Encyclopedia of Australian Architecture notes:

> The firm flourished in the 1880s land boom decade, with Askew's fashionable Italian Mannerist style winning many commissions for city warehouses, flour and sugar mills, suburban mansions and villas, shops and offices, with Fink's Block Arcade in Collins Street Melbourne (1890-3), R C Brown's Stallbridge Chambers in Little Collins Street (formerly

> Chancery Lane), Melbourne (1891) the Australasian Sugar Works at Port Melbourne (1891) and the Melbourne Tramway & Omnibus Company's atypical Gothic offices in Bourke Street, Melbourne (1890) being their most notable works in this period.[16]

Edward Twentyman returned to England in July 1890. Askew continued in practice until his death in 1906.

The former warehouse at 377-381 Lonsdale Street is not of the scale of Twentyman and Askew's Block Arcade or Stallbridge Chambers, or William Salway's RESI chambers. Equally, it does not incorporate the florid architectural ornament of Kum Sum Lee Building. Nonetheless, it survives as an authoritative example of the Mannerist architecture as it emerged in Melbourne during the boom of the late 1880s. Giant order pilasters and arches, massive cornices and overstated detailing combine to produce a robust and boldly-modelled outcome albeit at a relatively modest four-storey scale. While the subject building is not a key example of the mode as it emerged around Collins Street, it compares favourably to other well-regarded examples of the mode such as Medley Hall in Drummond Street, Carlton (W S Law, 1892)[17] or the Lalor House in Church Street Richmond (William Wolf, 1888, Figure 10).[18]

Figure 8 Sum Kum Lee Building, George De Lacy Evans, architect, 1887-8
Source: http://vhd.heritagecouncil.vic.gov.au/places/779

Figure 9 The Block Arcade, 280-286 Collins Street, Commercial Photographic Co., ca. 1930-1939
Source: Harold Paynting Collection, State Library of Victoria, Accession no. H2009.95/49

Figure 10 Lalor House, Richmond, William Wolf, architect, 1888
Source: http://vhd.heritagecouncil.vic.gov.au/places/66998

Assessment again criteria

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

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

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

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

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

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

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

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

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

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

Statement of Significance

What is Significant

The 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.

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.

2 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 3586, 3 September 1888, record no. 76340, accessed via http://www.mileslewis.net/australian-architectural.html, 25 May 2016.

3 City of Melbourne rate books, Volume **: 1889, Bourke Ward, rate no. 1162, VPRS 5708/P9, Public Record Office Victoria; *Argus*, 11 October 1899, p.8.

4 G Butler, Melbourne CAD Study, 1985.

5 'Melbourne's streets and lanes: what's in a lane', Royal Historical Society of Victoria, accessed http://www.historyvictoria.org.au/wp-content/uploads/2012/10/Melbournes-Streets-and-Lanes_Discovery-Series-No-2.pdf, accessed 27 May 2016

6 *Age*, 10 February 1984, p. 35.

7 *Age,* 25 August 1900, p.10.

8 *Sands & McDougall*, 1904.

9 *Sands & McDougall*, 1924.

10 *Argus,* 11 March 1937, p.4.

11 The following description is substantially based on that included in the relevant property citation in G Butler, Melbourne CAD Study, 1985.

12 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, p. 64.

13 History of the Ashmolean, http://www.ashmolean.org/about/historyandfuture/, accessed 26 July 2016

14 Sum Kum Lee Building, http://vhd.heritagecouncil.vic.gov.au/places/779

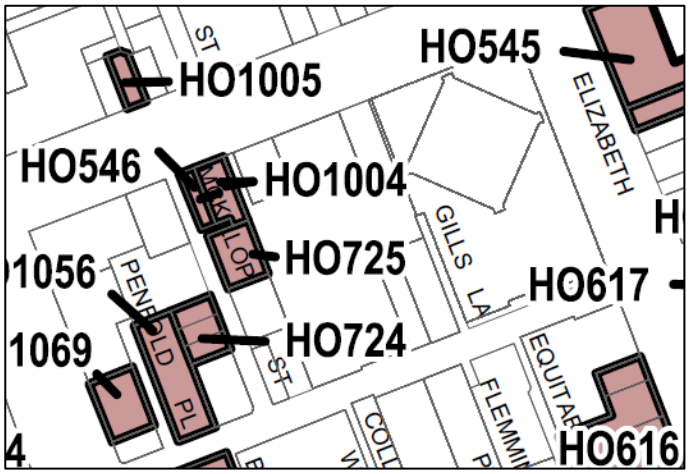
15 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, pgs. 64-67.

16 Allan Willingham in Goad and Willis (eds), *Encyclopedia of Australian Architecture*, Melbourne, 2012, p. 720.

17 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, p. 66.

18 Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1994, p. 66.

NAME	Central Bonding Warehouses	HERITAGE OVERLAY	HO724
ADDRESS	15, 17 & 19 McKillop Street, Melbourne	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1854/1860	PREVIOUS GRADING	A
BUILDER	Robert Huckson	ARCHITECT	J J Turner, 1854 F M White, 1860 alterations



Extract from Melbourne Heritage Overlay map, showing HO724

Intactness ☐ Good ☑ Fair ☐ Poor

Figure 1 Subject warehouses, with 19 McKillop Street at right

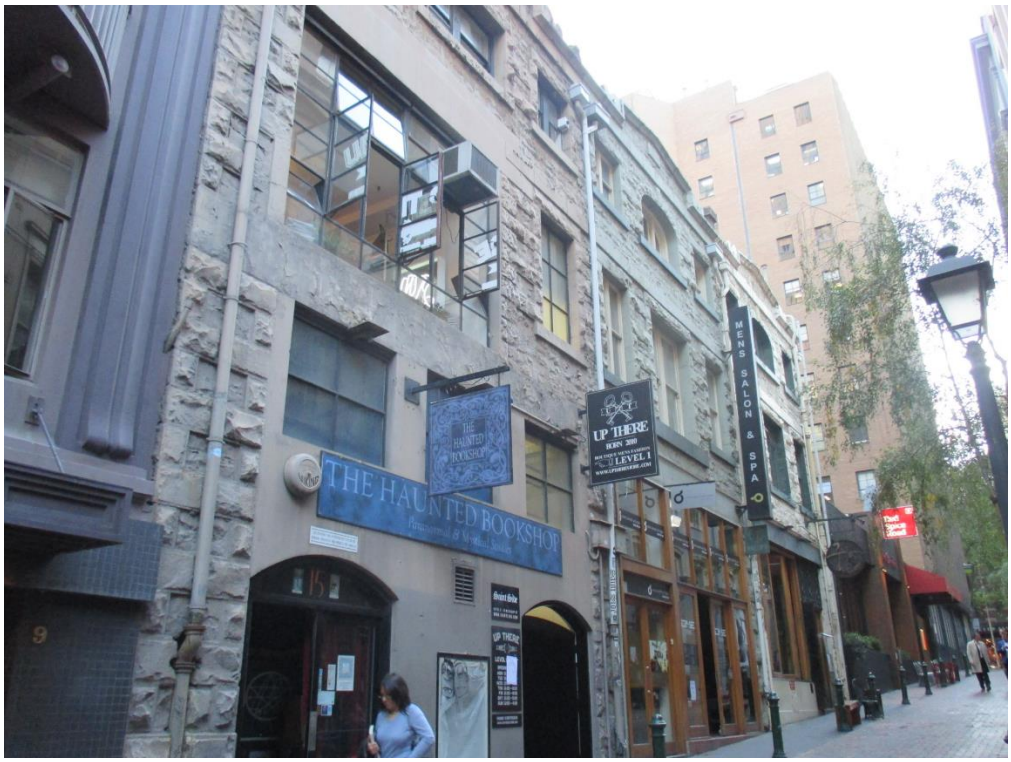


Figure 2 Subject warehouses, with 15 McKillop Street at left

History[1]

Clement Hogkinson's survey for the proposed sewering and water supply of Melbourne undertaken in 1853 showed the subject site on McKillop Street as fenced allotments. The following year, in December 1854, J P Bear lodged a notice of intention to build stores in McKillop Street. The architect for this work was J J Turner, and the builder, Robert Huckson of Wellington Street, Collingwood.[2] John Pinney Bear had arrived in Melbourne in 1841, aged 18, where his father commenced a stock and station agent's business called Bear & Son. Bear inherited the business following his father's death in 1851, before selling it in c. 1856 and retiring to England. He returned to Melbourne four years later and established the Melbourne Banking Corporation.[3] He was also a Member of the Legislative Council in Victoria, a Director of the National Bank, and a successful vigneron.[4] He died at his vineyard, now Chateau Tahbilk, in 1889.[5]

The row of stone buildings was known as 'The Central Bonding Warehouses', as per the c. 1860s image at Figure 3. They were of four storeys, or three plus a semi-basement. In 1860, alterations were made to the stores, with Robert Huckson again the builder. The architect for this work was F M White,[6] who was active in Melbourne from the 1850s, and responsible for some important works including the Quadrangle at the University of Melbourne (1854-7).[7] Rate books for the year 1861 describe each of the three warehouses on McKillop Street as stone houses with three flats and cellars, valued at £300 each.[8] While the exact nature of the 1860 works has not been confirmed, it is possible that the top level was added at this time. Again, with reference to c. 1860s image, this appears to indicate a change in the stonework to the top level of the façade, and more clearly a change from stone to brick walling in the north elevation.

In 1861, two of the warehouses were occupied by Bear, while he leased the third to John McDonnell.[9] J P Bear remained in McKillop Street until the early 1870s.[10] By 1875, at least one of the warehouses, described as a stone building with four floors, appears to have been purchased by George Robertson, stationers, and leased to Walker, May & Co.[11]

Figure 3 Subject warehouses in c. 1860s; note the name on the north elevation of 19 McKillop Street, 'The Central Bonding Warehouses'
Source: State Library of Victoria

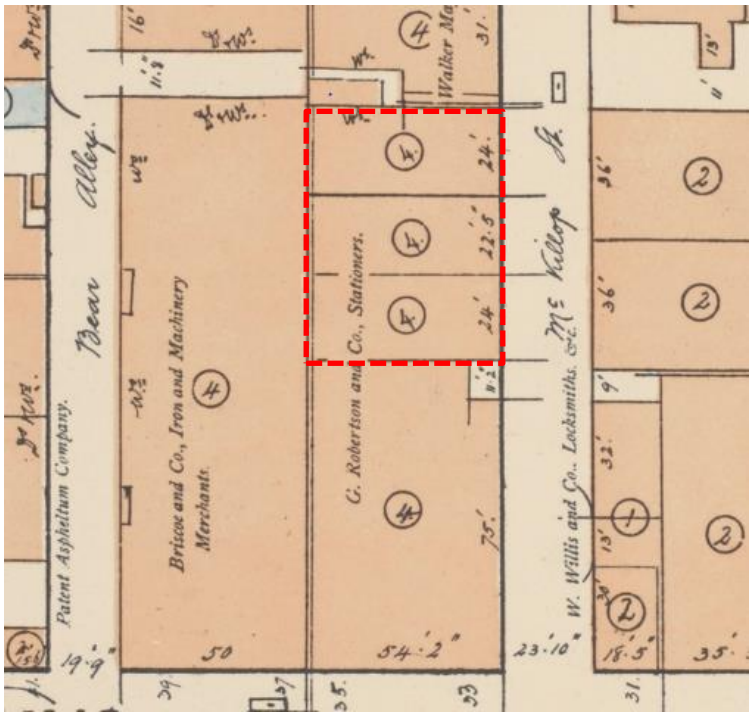


Figure 4 Detail of Mahlstedt fire insurance plan, Map 134, 1888, indicating the subject buildings (as four storeys)
Source: State Library of Victoria

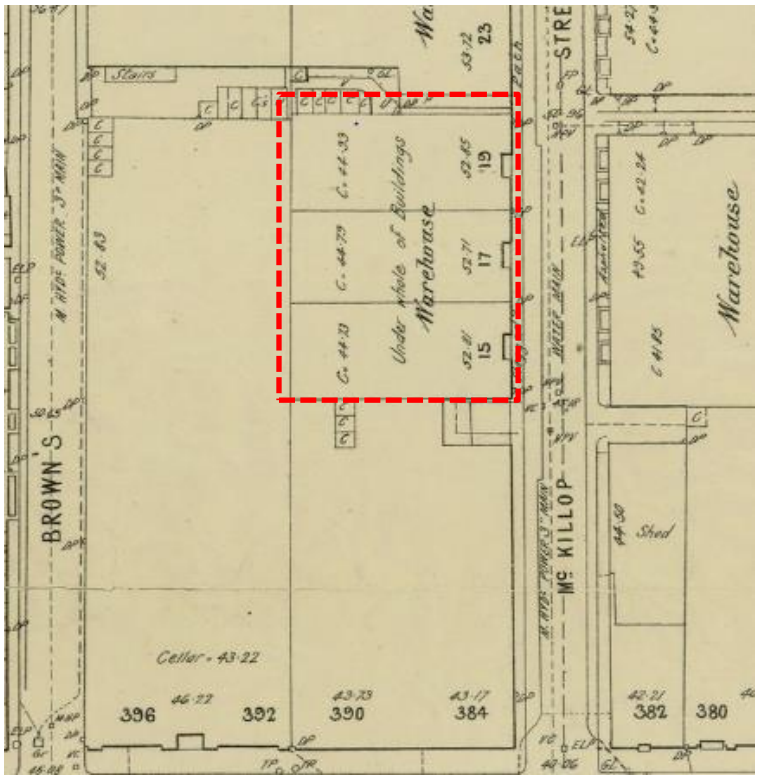


Figure 5 Detail of MMBW plan no. 1011, 1894
Source: State Library of Victoria

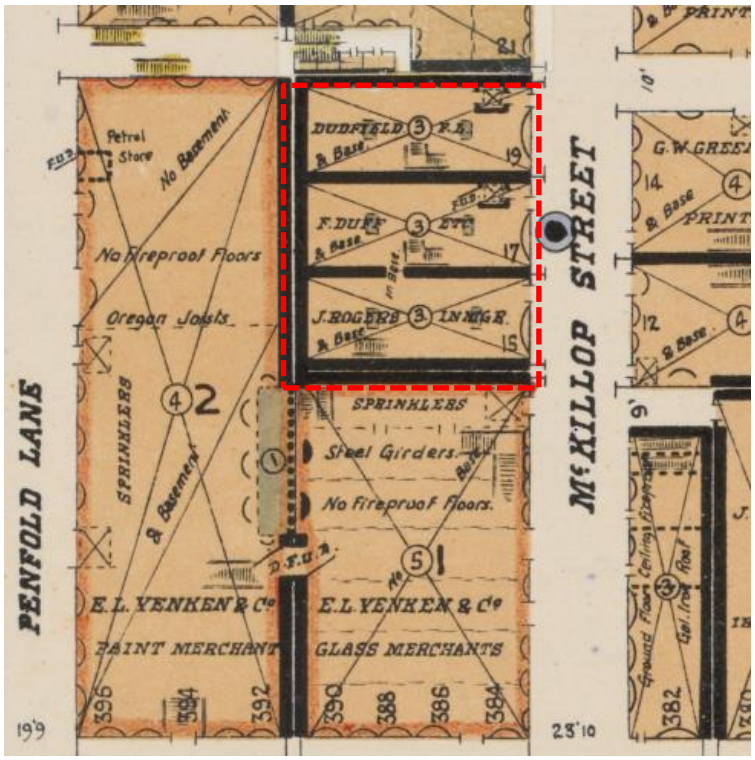


Figure 6 Detail of Mahlstedt fire insurance plan, 1925, indicating the subject buildings (as three storeys)
Source: State Library of Victoria

Figure 7 Subject warehouses in McKillop Street, 1954
Source: State Library of Victoria

By 1900, the warehouses were occupied by the Imperial Printers Furnishing Company, and Alexander Paterson, commission merchants. Subsequent businesses included, at 15 McKillop Street: Rogers, Seller and Co, importers (1920s) and Higgins, exporters (1950s); at 17 McKillop Street: Duffs, indentors and manufacturing agents (1920s), West End Furnishers, furniture retailers (1950s) and Clarke Sutherland, electrical goods wholesalers (1950s); and at 19 McKillop Street: Dudfields, merchants (1920s), Ward, Lock & Co, publishers (1950s) and Partridge, softgoods wholesalers (1950s).[12]

Further changes occurred to the buildings, in the early to mid-twentieth century, and again more recently. As indicated in the 1860s image at Figure 3, the façades of the warehouses had large central openings, with landing doors, for loading; and crane beams above. Interestingly, in this image, the top landing doors are open, indicating activity in the buildings at the time the photograph was taken. The large central openings are flanked, in a symmetrical arrangement, by windows of more narrow proportions.

In the 1954 image at Figure 7, the most obvious changes to the 1860s form of the building, are the infilling of the large central openings, involving removal of the landing doors, introduction of glazing, window framing and sills, and the addition of stone courses to infill the bottom sections of the openings. The modified central window treatments vary across the warehouses. The flanking windows were also, to varying degrees, modified by 1954. At ground floor level, the façade had been given a makeover, with shopfront windows introduced, and large entries.

Currently, the upper levels of the building substantially reflect the form of the 1950s, while the ground floor facades have been modified again.

Description

The buildings at 15, 17 and 19 McKillop Street form a row of three 1850s/1860 warehouses. They are of stone construction, overpainted, with some brick walling; and of four storeys, or three storeys plus a semi-basement. Changes which have occurred since the 1860s are outlined above. The row of three present as simply detailed parapeted buildings constructed of basalt rubble, with string moulds delineating each level, and topped by a low pediment. The window openings decrease in size and scale with the increasing façade height, although as noted above, the windows have been modified from the original or early form. The ground floor facades vary in their form and treatment, but are all modern fabric, including large windows and folding glazed doors.

Comparative Analysis

There are a number of broadly comparable stone warehouse buildings in the central city, which date from the 1850s, and are typically included in the Victorian Heritage Register (VHR). They include the 1857 warehouse at 129-131 Flinders Lane, a three storey bluestone building built for Levy and Robertson. It has a heavily rusticated ground floor treatment, and a more austere stuccoed upper storey.[13] The former York Butter Factory, at 62-66 King Street, comprises two three storey bluestone warehouses of the 1850s, which were adapted in the early twentieth century to butter factory use. One section was built in 1852 by the owners of the land, Allison & Knight, which makes it one of the oldest surviving warehouse buildings in Melbourne.[14] The former F Blight & Co warehouses at 234-244 King Street and 579-585 Lonsdale Street, with a facade to King Street, is a prominent group of three-storey stone buildings which date from 1858. They were designed by renowned architect Leonard Terry, in a restrained Renaissance Revival style.[15]

The examples cited above are generally more intact than the subject warehouses, and also more architecturally distinguished, and these differences elevate the significance of the buildings, as reflected in their inclusion in the VHR. The subject building, in this context, is generally more modified externally, however it is comparable in terms of its age. It is also, as with the other buildings, among a relatively small number of stone 1850s warehouses which survive in the city, are demonstrably early buildings within the central city context, and important signifiers of early construction and mercantile activity.

Assessment again criteria

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

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

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

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

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

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

Statement of Significance

What is Significant

The buildings at 15, 17 and 19 McKillop Street are a row of three 1850s/1860 warehouses. They are of stone construction, overpainted, with some brick walling; and of four storeys, or three storeys plus a semi-basement. The row present as simply detailed parapeted buildings constructed of basalt rubble, with string moulds delineating each level, and topped by a low pediment. Window openings decrease in size with the increasing façade height, although the windows have been modified from the original or early form. The ground floor facades vary in their form and treatment, but are all modern fabric, including large windows and folding glazed doors.

How is it Significant

The buildings at 15, 17 and 19 McKillop Street are of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The buildings at 15, 17 and 19 McKillop Street, constructed in 1854 for John Pinney Bear, and extended in 1860, are of local historical significance. They are among a relatively small number of 1850s stone warehouses which survive in the city, are demonstrably early buildings within the central city context, and important signifiers of early construction and mercantile activity. The association with Bear is also of note. He was a Member of the Legislative Council in Victoria, established the Melbourne Banking Corporation, was a Director of the National Bank, and also a successful vigneron with an association with the historic winery, Chateau Tahbilk. (Criterion A)

The buildings are also of local aesthetic/architectural significance. Despite modifications, the former warehouses retain their overall early appearance and form, including their simply detailed parapeted basalt rubble facades, with string moulds delineating each level, and topped by a low pediment. Their presentation is enhanced by their primitive rubble construction. They are also robust building forms to McKillop Street, and enrich the heritage character of the street. (Criterion E)

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.

2 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 2100, 22 December 1854, record no. 72960

3 'John Pinney Bear', accessed via http://www.parliament.vic.gov.au/re-member/details/207-bear-john-pinney, 26 May 2016.

4 'John Pinney Bear', accessed via http://www.parliament.vic.gov.au/re-member/details/207-bear-john-pinney, 26 May 2016.

5 Will of John Pinney Bear, VPRS 28/P0 Unit 509, Public Record Office Victoria.

6 Miles Lewis Australian Architectural Index, notice of intention for alterations, MCC registration no. 346, 12 June 1860, record no. 72961

7 Encyclopedia of Australian Architecture, P Goad and J Willis (eds), 2012, p. 762.

8 City of Melbourne rate books, Volume 1: 1861, Lonsdale Ward, rate nos. 42-44, VPRS 5708/P9, Public Record Office Victoria.

9 City of Melbourne rate books, Volume 1: 1861, Lonsdale Ward, rate nos. 42-44, VPRS 5708/P9, Public Record Office Victoria.

10 *Sands and McDougall* directory, 1870.

11 City of Melbourne rate books, Volume 14: 1875, Lonsdale Ward, rate no. 363, VPRS 5708/P9, Public Record Office Victoria.

12 *Sands and McDougall* directory, 1904, 1924, 1950.

13 See VHR citation for H0428 at http://vhd.heritagecouncil.vic.gov.au/places/749;

14 See VHR citation for H0396 at http://vhd.heritagecouncil.vic.gov.au/places/762.

15 See VHR citation for H0066 at http://vhd.heritagecouncil.vic.gov.au/places/763.

NAME	Warehouse	HERITAGE OVERLAY	HO725
ADDRESS	18-22 McKillop Street, Melbourne (also 20-22 McKillop Street)	SURVEY DATE	April 2016 (external inspection only)
PLACE TYPE	Warehouse	GRADING	Significant
DATE OF CONSTRUCTION	1888-9	PREVIOUS GRADING	B
BUILDER	Martin & Peacock	ARCHITECT	Thomas Watts & Sons

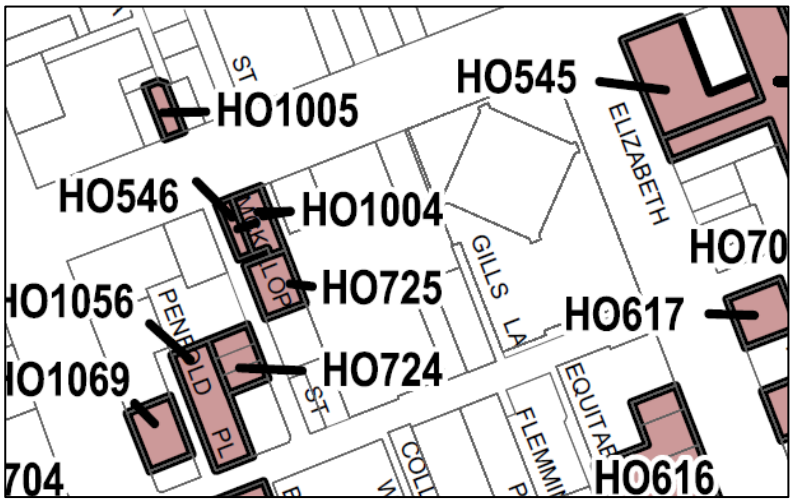

Figure 1 Extract from Melbourne Heritage Overlay map, showing HO725

Intactness ☑ Good ☐ Fair ☐ Poor

Figure 2 Subject building

History[1]

The brick and rendered warehouse pair at 18-22 McKillop Street were constructed in 1888-9 for merchant firm, Alston & Payne, replacing wood and iron stables that previously occupied the site. The pair was designed by architectural firm, Thomas Watts & Sons, and constructed by builders, Martin & Peacock.[2] The 1890 rate book described them as brick stores with four floors, each valued at a NAV of £300.[3] Apparently built as a speculative venture, the stores' early occupants included the Oriel Printing Company (managed by Joseph Colthurst) and Marcus Ward & Company, wholesale stationers.

Thomas Alston (of Braemar, St Kilda) and SV Payne were general importers, silk mercers, drapers, hosiers, glovers, outfitters, tailors and furniture and carpet warehousemen. The company's main warehouse was located in Collins Street West, but they also had subsidiary stores in Little Collins Street West, and a branch at 27 Wallbrook Street in London.

Letterpress and offset printers, Arbuckle & Waddell, later Arbuckle, Waddell and Fauckner, occupied the building from the early 1900s into the 1970s.[4] The firm was founded in 1890 by James Arbuckle, who arrived in Melbourne from Glasgow in 1887.[5]

The laneway warehouses in this area of the central city were increasingly popular with small-scale printers, publishers and stationers from the late nineteenth century, as well as associated businesses including stereotypers, linographers and bookbinders. Printers were located in both Niagara and Warburton lanes.[6] This pattern continued through the first half of the twentieth century, with businesses associated with printing and publishing established in Goldie Place and Wright (Hardware), Niagara, Rankins and Warburton lanes, as well as McKillop Street as per the subject property.[7]

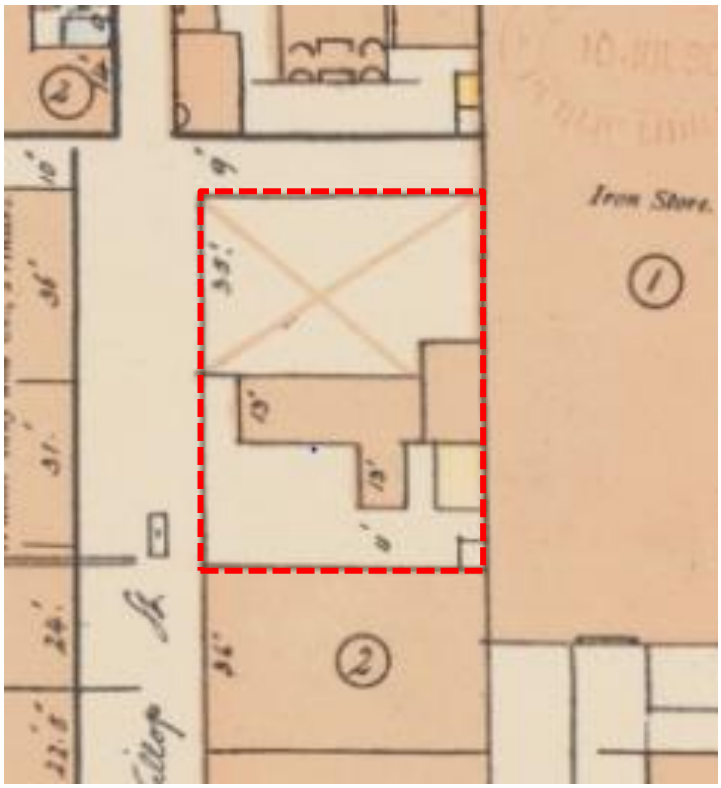

Figure 3 Detail of Mahlstedt fire insurance plan, Map 14, 1888 showing the structures on the site prior to the construction of the brick warehouse pair
Source: State Library of Victoria

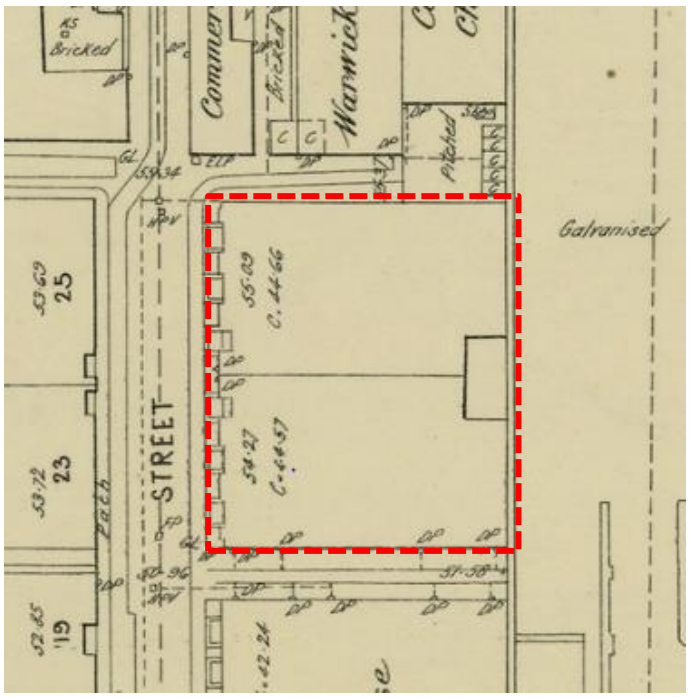

Figure 4 Detail of MMBW plan no. 1011, 1894 showing the two brick warehouses at 20 and 22 McKillop Street
Source: State Library of Victoria

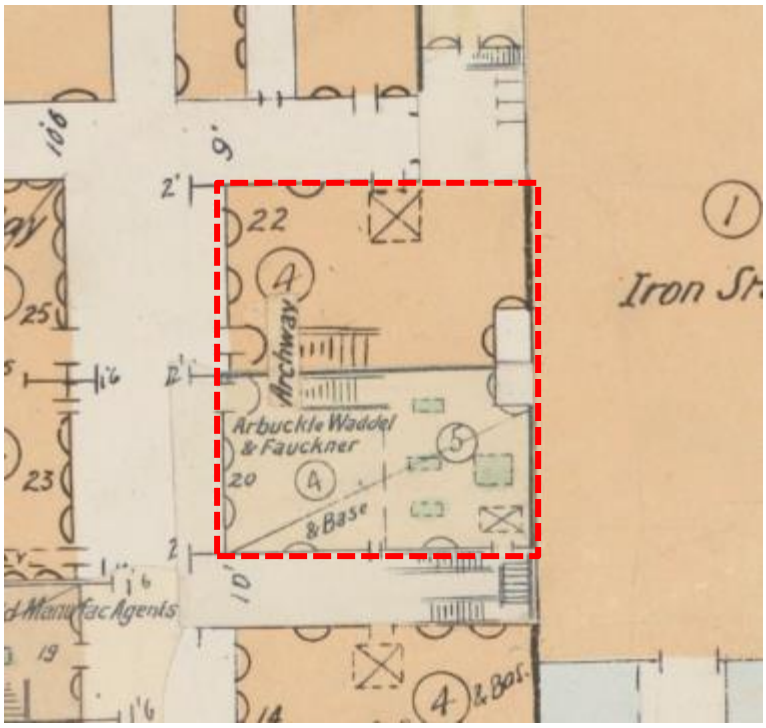

Figure 5 Detail of Mahlstedt fire insurance plan, Map 14, 1910 showing the two four storey warehouses
Source: State Library of Victoria

Description[8]

The subject building (pair of warehouses) was constructed in 1888-9, over four floors with a semi-basement level. It has a symmetrical rendered masonry façade to McKillop Street, and face brick side elevations. The external expression of the building takes the broad form of an Italian palazzo with a base surmounted by a straightforward façade, capped by a cornice or attic storey. Its expression avoids complex academic references, instead employing simple segmental-arched headed windows at ground floor and second floors, and arch-headed windows at first and third floors. On this occasion, the typical heavy base is largely absent, taking the form of a simple rendered plinth around basement windows. A cornice level is created by two shallow upper levels sandwiched between a string course below and cornice above. The result is typical of late nineteenth century warehouse design, with its inherent economics and consequent plainness. Façade openings are the main foci for the rendered ornament, in the form of architraves, keystones and impost moulds. Some refinement is shown in the modelling of the façade, with elements set back at the central entry and at the ends of the facade. Similarly windows are deeply set, with blank spandrels beneath, to enhance the effect of the moulding. The cornice above the upper levels is discreet although the second floor level string mould is unusually heavy.

The building has been overpainted but its façade is otherwise largely unchanged. The two building components can be read via a narrow centrally located vertical recess to the façade. Window openings at ground floor level have been altered although the elevated arrangement, to facilitate the loading of carts, remains legible. An upper level addition has no substantial impact on the character or significance of the building.

Comparative Analysis

The Italianate approach to architectural expression is thought to have arisen when the models and architectural vocabulary of sixteenth-century Italian Renaissance architecture, were synthesised with picturesque aesthetics found in the paintings of Nicholas Poussain and Claude Lorrain. From the early

nineteenth century English architects had conceived buildings that would evoke a broadly Italian ambiance. The approach received immense attention and popularity following the construction of Queen Victoria and Prince Albert's Osborne House on the Isle of Wight (1845-51) in an Italianate manner. Locally, Osborne House would provide the inspiration for William Wardell's Government House (1870-6) although the style had become well-established in Melbourne over previous two decades.[9] Noted architect, Joseph Reed had arrived in Melbourne in July 1853[10], at a time when Osborne House had captured the imagination of architects in his native Britain. He immediately began producing works in an Italianate manner including dwellings in George Street, East Melbourne (1857) and the Royal Society of Victoria buildings (1858, Figure 6). The architect of the subject building, Thomas Watts, also arrived in Melbourne in 1853. His early works include Wangaratta homestead 'Bontharambo' (1857-59) executed in an Italianate manner. 'Bontharambo' is possibly the first example to display a parapeted balustraded tower and segmental arches that would come to define the residential strand of the Italianate mode in Victoria.[11]

The Italianate style was never an academic idiom and was quickly identified as an undemanding approach to the ornamentation of otherwise generally undistinguished buildings. The style became ubiquitous during the 1880s with building types from the most modest cottages and shops to substantial warehouses and the grandest institutional buildings adopting a mantle of Renaissance Revival detailing.

When the subject warehouse pair were constructed in 1888-9, the Italianate mode was well understood and had become the preferred mode for developers, speculators and builders. Commercial buildings typically took the form of simple masonry boxes with a largely standardised applique of classical detail. The tower that had distinguished early and residential examples was removed to provide a more utilitarian outcome. While not directly comparable to the more distinguished works of Joseph Reed or Thomas Watts, the subject building shares a scale, use and architectural sensibility with valued local examples such as Brice & Co Pty Ltd warehouse (292 Little Collins Street, 1887, Figure 6)[12] and McCracken City Brewery Malt store (538-542 Little Collins Street, 1878-9).[13] The Italianate mode could also be adapted for a range of uses and was employed with equal success at Clarke's shops and dwelling (203 Queen Street, 1869) and the Union (later Tattersall's) Hotel (284-294 Russell Street, 1872).[14]

Figure 6 Royal Society of Victoria buildings, Joseph Reed, Architect, 1858 (left); The new warehouse of Brice & Co, 1887 (right)
Source: State Library of Victoria

Assessment again criteria

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

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

Statement of Significance

What is Significant

The subject building (pair of warehouses) at 18-22 McKillop Street was constructed in 1888-9, over four floors with a semi-basement level. It has a rendered masonry façade to McKillop Street, and face brick side elevations. The building takes the broad form of an Italian palazzo with a base surmounted by a straightforward façade, capped by a cornice or attic storey. Fenestration across the four levels is deep-set and comprises alternating simple segmental-arched heads and arch-headed windows, with key stone mouldings. The base takes the form of a simple rendered plinth around basement windows. The two building components can be read via a narrow centrally located vertical recess to the façade. Window openings at ground floor level have been altered although the elevated arrangement, to facilitate the loading of carts, remains legible.

How is it Significant

The subject building (pair of warehouses) at 18-22 McKillop Street is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The subject building (pair of warehouses) at 18-22 McKillop Street is of local historical significance. The building was constructed in 1889 for merchant firm, Alston & Payne, to a design by Thomas Watts & Sons. It is part of an important collection of late nineteenth century warehouse and mercantile buildings in this area of the central city. In replacing the earlier wood and iron stables that previously occupied the site, the subject building is demonstrative of the localised late nineteenth century growth in warehousing activity. Early

occupants such as the Oriel Printing Company and Marcus Ward wholesale stationers, followed by letterpress and offset printers, Arbuckle, Waddell and Fauckner, who occupied the building from the early 1900s into the 1970s, is another important association with a local historical trend. Small-scale printers, publishers and stationers moved into the central city laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a substantially externally intact and competently executed example of a late 1880s warehouse in the Italianate style. While conservative in design, it has subtle refinements in its understated ornamentation. When the building was constructed, the Italianate mode was well understood and had become the preferred mode for developers, speculators and builders. Commercial buildings such as this typically took the form of simple masonry boxes with a largely standardised applique of classical detail, which in the subject building is evidenced in the alternating simple segmental-arched headed and arch-headed windows; cornice level and attic storey; architraves, keystones and impost moulds; and deep-set fenestration. The typical warehouse function can also be read in the elevated arrangement of openings at ground floor level, which facilitated the loading of carts. (Criterion E)

Recommendation

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

Identified By

Graeme Butler & Associates, 1985.

Lovell Chen, 2016.

References

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

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1 The following history is based on that included in the property citation in G Butler, Melbourne CAD Study, 1985, augmented by additional research and investigation.

2 Miles Lewis Australian Architectural Index, notice of intention to build, MCC registration no. 3715, 13 December 1888, record no. 72963, accessed via http://www.mileslewis.net/australian-architectural.html, 26 May 2016.

3 City of Melbourne rate books, Volume 29: 1890, Lonsdale Ward, rate nos. 428 & 429, VPRS 5708/P9, Public Record Office Victoria.

4 *Sands and McDougall* directory, various.

5 *Age,* 17 March 1937, p.12.

6 *Sands & McDougall*, 1904.

7 *Sands & McDougall*, 1924.

8 The following description is substantially based on that included in the relevant property citations in G Butler, Melbourne CAD Study, 1985.

9 Phillip Goad and Julie Willis, *Encyclopedia of Australian Architecture*, 2012, p 356

10 David Saunders, Joseph Reed (1823-90), in *Australian Dictionary of Biography,* http://adb.anu.edu.au/biography/reed-joseph-4459

11 'H0359 – Bontharambo Homestead', Victorian Heritage Register citation, accessed via http://vhd.heritagecouncil.vic.gov.au/places/1181, 17 November 2015

12 Central City (Hoddle Grid) Heritage Review 2011, pg. 431, https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-3.pdf

13 Central City (Hoddle Grid) Heritage Review 2011, pg. 438, https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-3.pdf

14 Central City (Hoddle Grid) Heritage Review 2011, pg. 550, https://www.melbourne.vic.gov.au/SiteCollectionDocuments/c186-central-city-heritage-review-part-3.pdf