



Melbourne Planning Scheme

Incorporated Document

Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance

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

INCORPORATED DOCUMENT – CLAUSE 81 SCHEDULE

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Elizabeth Street West Precinct (HO1204)



Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

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

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

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

Key characteristics

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

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

being more typical of the interwar buildings; chamfered corners; and hoists and crane beams which provided access to upper levels of warehouses.

- There is a general absence of vehicle parking arrangements.



Elizabeth Street West Precinct Property Schedule

Address	Current name	Grading	Description	Comment*
195 Elizabeth Street	Freechoice Tobacconist	Significant	Two storey Victorian shop, 1853	Also significant to Somerset Place.
197-199 Elizabeth Street (16 Somerset Place)	Molony's Apartments	Contributory	Five storey garment manufactory, 1914	Formerly Wardrop's Tailors.
201-207 Elizabeth Street (20 Somerset Place)		Contributory	Three storey Victorian offices	Also contributory to Somerset Place; relates to bluestone elements only.
209-213 Elizabeth Street	Melbourne Tattoo Company	Contributory	Three storey interwar retail premises	Also contributory to Somerset Place.
215 Elizabeth Street (34 Somerset Place)	Pen City	Significant	Two storey Victorian retail premises	Also contributory to Somerset Place.
217 Elizabeth Street	Show & Tell Creative	Significant	Two storey Victorian retail premises	Also contributory to Somerset Place.
245-247 Elizabeth Street	Cuisine World	Contributory	Three-storey Victorian building in terrace row; façade has been altered	
249-251 Elizabeth Street	Outre Gallery	Significant	Three-storey Victorian building in terrace row	
253 Elizabeth Street	Gretel and Gretel	Significant	Three-storey Victorian building in terrace row	
255 Elizabeth Street	Great Earth Super Discount Health Shop	Significant	Three-storey Victorian building in terrace row	

Address	Current name	Grading	Description	Comment*
257 Elizabeth Street	24Seven Convenience	Significant	Three-storey Victorian building in terrace row	
259 Elizabeth Street	JB Hi-Fi Mobile Phones	Significant	Three-storey Victorian building in terrace row with ornamental gable end	
261 Elizabeth Street		Significant	Three storey Edwardian retail building	
263-269 Elizabeth Street	Michaels Camera Video and Digital	Significant	There are two buildings at this address: Three storey Edwardian retail building, originally of two storeys (263); and three storey Edwardian retail building with corner tower, of 1915 (265-269)	The building at 263 Elizabeth Street is contributory.
273-281 Elizabeth Street (refer 352-362 Lonsdale Street below)	Discount Notebooks, Metro PC	(refer 352-362 Lonsdale Street)	(refer 352-362 Lonsdale Street)	
283-285 Elizabeth Street	Aussie Disposals	Contributory	Two storey Victorian shop, altered	
287-289 Elizabeth Street	JB Hi-Fi	Significant	Two storey Victorian shop, very ornate; to the rear is an interwar addition/workshop	Also contributory to Heape Court.
291-293 Elizabeth Street	Oriental Spoon	Contributory	Two storey Edwardian shop	Also contributory to Heape Court.

Address	Current name	Grading	Description	Comment*
295-297 Elizabeth Street	Mitchells Adventures	Contributory	Two storey c. 1920s shop	Also contributory to Heape Court.
299 Elizabeth Street	Modak Motorcycles	Significant	Three storey Victorian shop	Also contributory to Heape Court.
301 Elizabeth Street	G2 Korean BBQ	Contributory	Two storey c. 1970s principal elevation, with an early brick three-storey wall to the rear	The 1970s component to Elizabeth Street is non-contributory; with the rear contributory to Heape Court.
303-305 Elizabeth Street	Old Town White Coffee	Significant	Two storey Edwardian shop to Elizabeth Street, with earlier bluestone component to rear	The significant component is to the rear to Heape Court, with a contributory component to Elizabeth Street.
307-311 Elizabeth Street		Significant	Two storey interwar retail premises, 1926	Also contributory to Heape Court.
315-321 Elizabeth Street	Afghan Valley Restaurant	Non-contributory	Three storey former hotel/interwar factory remodelled c.1980s	
323 Elizabeth Street	Mars Leathers	Contributory	Two storey Victorian shop	Also contributory to Zevenboom Lane.
325-327 Elizabeth Street	Melbourne Convenience Store	Contributory	Two storey Victorian shop	Also contributory to Zevenboom Lane.
329-335 Elizabeth Street	Ithaca House	Contributory	Three storey c.1960s commercial building, with three/four-storey interwar building to rear	The 1960s component to Elizabeth Street is non-contributory; with the rear contributory to Zevenboom Lane.
337-339 Elizabeth Street	Peter Stevens Motorcycles	Non-contributory	Two storey altered interwar	

Address	Current name	Grading	Description	Comment*
341-345 Elizabeth Street	Peter Stevens Motorcycles	Significant	Three storey interwar shop with unusual neoclassical design	
347 Elizabeth Street	City KTM	Contributory	Three storey interwar shop	
349 Elizabeth Street		Contributory	Two storey Edwardian shop	
351-357 Elizabeth Street	Resource Architecture	Significant	Five storey banking chambers, 1926	
349-351 Little Bourke Street		Contributory	Two storey interwar shop	Also contributory to Somerset Place
274-278 Little Lonsdale Street	Phillips Shirts	Contributory	Three storey interwar factory	Also contributory to Zevenboom Lane
359 Little Lonsdale Street	H D Development	Significant	Two storey interwar commercial and factory building with Victorian warehouse at rear	The significant component is the Victorian warehouse to the rear; with contributory component to Little Lonsdale Street and Heape Court.
361-365 Little Lonsdale Street	1000 Pound Bend	Significant	Early Victorian store to rear of two storey building to Little Lonsdale Street.	The property as it addresses Little Lonsdale Street is located outside the proposed precinct. Only the rear (VHR-listed) part of the property addressing Heape Court is included in the precinct, and it is significant.
352-362 Lonsdale Street (also 273, 277 and 279-381 Elizabeth Street)	Mitchell House	Significant	Six storey interwar Moderne offices to the corner, with a four storey connected western component across Mitchell Lane, which is a Victorian warehouse with mid-twentieth century alterations	Corner building is included in the VHR, and is significant. The component west of Mitchell Lane is not in the VHR, and is contributory.

Address	Current name	Grading	Description	Comment*
13 Somerset Place	Gallery One Three	Contributory	Four storey c.1920s warehouse	
17 Somerset Place		Significant	Three storey Edwardian warehouse	
19 Somerset Place		Contributory	Two storey mid-twentieth century	
21-27 Somerset Place	The Foundation for Young Australians	Contributory	Three storey interwar former warehouse	
29-31 Somerset Place		Contributory	Three storey Victorian former warehouse	

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

Guildford & Hardware Laneways Precinct (HO1205)



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Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

The Guildford and Hardware Laneways Precinct is of historical significance. The laneway network within the precinct provides evidence of the evolution and growth of the central city within the structure of the large city blocks and rigid geometry of the 1837 Hoddle Grid. While the grid plan included main streets, and east-west running little streets, the lanes proliferated off this framework, generally in a north-south direction, as the city evolved and developed. The precinct and its laneways and little streets also demonstrate changing historical land uses, and retain building types which reflect these uses and evolving patterns of occupation and development in central Melbourne. The number and extent of lanes in the precinct is reflective of their significant growth in the CBD from the mid-nineteenth to the mid-twentieth century, with 235 named lanes in the broader city by 1935. The precinct's lanes historically serviced the rears of properties fronting other streets, and acted as thoroughfares through large city blocks. Their typical north-south alignment is reflective of the boundaries of the late 1830s and 1840s large Crown allotments. With increasing subdivision, density and changing land use patterns, many early lanes also evolved into distinct streets with their own character and property frontages. The changing names of some lanes attests to their evolving histories and land uses. Throughout much of the second half of the nineteenth century, small scale residential development and commercial activity was the overriding precinct land use. The former included modest cottages and dwellings, sometimes of sub-standard construction; while the latter included Melbourne's famous horse bazaars, numerous hotels and small scale workshops. From the late nineteenth century and into the early twentieth century, many earlier small buildings were demolished and replaced by larger factories and warehouses. The precinct's location, away from the main commercial areas to the south and east, also enabled this next phase of development, due to the relatively cheaper land values. Diverse businesses occupied the buildings, and included printers, publishers and stationers, bulk stores, manufacturing businesses, and light industry. Many of these buildings remain in the precinct. In the later twentieth century, a new wave of residents and businesses were attracted back to the precinct, as part of the City of Melbourne's revitalisation of the central city laneways. (Criterion A)

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

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

Key characteristics

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

- Laneways predominantly follow a north-south alignment, reflective of the boundaries of the large Hoddle Grid (Crown land) allotments of the late 1830s and 1840s.
- Density of laneways is reflective of their proliferation within the large city blocks from the mid-nineteenth century, following increased subdivision and changing land use patterns.
- Laneways include those which are distinct streets with property frontages; and those which have formed to the sides or rears of properties.
- Narrow proportions, emphasised by walls of buildings, provide a unique character to the laneways as public spaces.
- Contributory components of buildings to the precinct include side and rear elevations, as well as property frontages and facades.
- Contributory building materials include face red brick, bluestone, rendered masonry and concrete. Of note is the limited overpainting of original external walls.
- Windows and doors expressed as punched openings in masonry walls rather than large expanses of glazing.
- Original window and (to a lesser degree) door joinery, including nineteenth century timber elements, and more commonly steel windows from the interwar period.
- Buildings are typically constructed from boundary to boundary, with no setbacks.
- Heights of buildings vary but are generally within the one to four storey range, with some exceeding this.
- Other notable built form characteristics include elevated ground floors and visible basements; high parapets and very little visibility of roof forms; original signage and building names; chamfered corners; hoists and crane beams to warehouses, providing access to upper levels; and timber and concrete buffers.
- There is a general absence of vehicle parking arrangements.
- Contributory laneway materials include bluestone kerbs, channels and flagstones.



Key Guildford & Hardware Laneways Precinct



Proposed Heritage Overlay

Guildford and Hardware Laneways Precinct Property Schedule

Block 1

Address	Name	Grading	Description	Comment*
8-10 Guildford Lane		Non-contributory	Three storey c.1980s apartments	
12-14 Guildford Lane		Contributory	Single storey interwar factory	
16-18 Guildford Lane		Contributory	Three storey interwar factory	Also contributory to Flanigan Lane.
20-24 Guildford Lane		Contributory	Four storey interwar factory	Also contributory to Flanigan Lane.
26-28 Guildford Lane		Contributory	Two single storey interwar workshops	Also contributory to Flanigan Lane.
30 Guildford Lane		Contributory	Two storey interwar warehouse	Also contributory to Flanigan Lane.
32-34 Guildford Lane		Significant	Single storey Edwardian bluestone workshop with interwar brick addition above	Also contributory to Flanigan Lane.
5-13 Guildford Lane		Contributory	There are four building components at this address. From east to west: two storey c. 1970s dwelling; two storey interwar factory; single storey interwar workshop; and single storey interwar workshop	The front of the c. 1970s dwelling is non-contributory. All the buildings are also contributory to McLean Alley, excluding the 1970s dwelling.
15-21 Guildford Lane		Contributory	Three storey interwar factory	Also contributory to McLean Alley.
23-25 Guildford Lane		Non-contributory	Part three storey c. 1980s apartments	

Address	Name	Grading	Description	Comment*
27 Guildford Lane		Non-contributory	Part three storey c. 1980s apartments	
29 Guildford Lane		Contributory	Three storey interwar warehouse	Also contributory to McLean Alley.
31 Guildford Lane		Contributory	Three storey interwar warehouse	Also contributory to McLean Alley.
33-35 Guildford Lane	Regency House	Contributory	Three storey interwar factory	Also contributory to McLean Alley.
24-26 McLean Alley		Non-contributory	Part three storey c. 1980s apartments	
28 McLean Alley		Non-contributory	Part three storey c. 1980s apartments	
15-21 Sutherland Street	Probuild Constructions (Aust)	Significant	Bluestone former Bucks Head Hotel stables, 1853	This building is assessed as being of State significance. Corner building with significant elevations to three building frontages.
25-31 Sutherland Street		Contributory	Two/three storey warehouses, c.1900	Corner building with contributory elevations to three frontages.

Block 2

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

Block 3

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

Address	Name	Grading	Description	Comment*
59-61 Hardware Lane		Contributory	Three storey Victorian factory with alterations	
63-77 Hardware Lane		Significant	Row of four storey Victorian warehouses	Note: there are four buildings in the row. The current Schedule to the Heritage Overlay lists the address as 63-67, which is incorrect; and the current HO667 mapping only applies to 63-67. It should be amended to cover all four building components.
362-364 Little Bourke Street (also 4 Warburton Alley)		Significant	Four storey Victorian offices, interwar addition to rear with c. 2000 alterations	Also significant to Warburton Alley, associated with Victorian building, and not the interwar rear addition.
370 Little Bourke Street		Contributory	Five storey interwar offices, with earlier components at rear	Also contributory to Warburton Alley.
372-378 Little Bourke Street		Contributory	Six storey interwar factory to Little Bourke Street, with post-war alterations to principal facade	The principal façade is non-contributory, with the side contributory to Niagara Lane.
380-384 Little Bourke Street (46 Hardware Lane)		Contributory	Two storey Victorian hotel, 1869, with alterations	Includes single storey north wing which is not contributory. Also contributory to Hardware Lane.
386-392 Little Bourke Street (43-49 Hardware Lane)	Hardware House	Significant	Six storey interwar offices	Also significant to Hardware Lane.

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

Block 4

Address	Name	Grading	Description	Comment*
392 Bourke Street (east wing only, sited north of 388 Bourke Street)		Contributory	Large three storey brick late interwar warehouse with an elevation to Warburton Lane.	The main building with an address to Bourke Street is non-contributory and not included in the precinct. Contributory to Warburton Lane.
408 Bourke Street (9 Hardware Lane)		Contributory	Two storey post-war retail premises with three storey interwar office wing to rear/north side	Previous D grading applies to the whole of the building, including the post-war building component to the corner of Bourke Street, and the interwar three storey office wing to its north to Hardware Lane. The building to corner of Bourke Street is non-contributory; three storey interwar office wing to north on Hardware Lane is contributory.
13-15 Hardware Lane	Roll'd	Contributory	Four storey interwar offices	
17-19 Hardware Lane	Cyclone House	Significant	Three storey interwar offices	
21-25 Hardware Lane	Campari House	Contributory	Three storey interwar offices	
27-31 Hardware Lane		Contributory	Three storey interwar offices	
353-359 Little Bourke Street		Contributory	Three storey Victorian factory/retail premises	Also contributory to Rankins Lane.
361-363 Little Bourke Street		Significant	Three storey interwar factory/commercial building	Also significant to Rankins Lane.
365-367 Little Bourke Street		Significant	Three storey Victorian warehouse and commercial building	Also significant to Warburton Lane.

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

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

DRAFT

Former Pellegrini & Co premises (HO1206)

388-390 Bourke Street, MELBOURNE

Grading: Significant

Place type: Commercial building

Date(s): 1929-30

Survey Date: April 2016

Intactness: Good



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)

414-416 Bourke Street, MELBOURNE (HO1207)

Grading: Significant

Place type: Commercial building

Date(s): 1928

Survey Date: April 2016

Intactness: Good



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)

Former Kaye, Butchart & Co offices (HO546)

421 Bourke Street, MELBOURNE

Grading: Significant

Place type: Commercial building

Date(s): c.1863, 1919-1920

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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

Shops and residences (HO618)

245-269 Elizabeth Street, MELBOURNE

Grading: Contributory (245-7 & 263) & Significant (249-61 & 265-269)

Place type: Shops and residences

Date(s): 245-59 - 1897

261 -1898

263, 1913

269, 1915

Survey Date: April 2016

Intactness: Good



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.

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)

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287-9 Elizabeth Street, MELBOURNE (HO1204)

Grading: Significant

Date(s): c1984

Survey Date: April 2016



Statement of Significance

What is Significant?

The premises at 287-9 Elizabeth Street was constructed in c. 1894 and occupied by ironmongers John Cooper & Sons until the 1930s. The ironmongery of John Cooper & Sons was established in Elizabeth Street from as early as 1880, with Cooper possibly having previously traded in a partnership on Bourke Street which dissolved in 1879. In 1889 John Cooper was killed in a road accident, but the firm continued under his name. His estate papers noted that as well as the premises in Elizabeth Street, he was in occupation of a stable and shed in Guildford Street and a building in a lane off Little Lonsdale Street, the 1850s warehouse in Heape Court (rear 361-365 Little Lonsdale Street, also in the subject precinct). By the mid-1890s, the company listing in the Sands & McDougall Directory described the business as 'iron, steel, timber and cement merchants [and] general ironmongers, wholesale and retail.' The ironmongery continued to operate through the early decades of the twentieth century, and were known for their Bunyip Forest Devil plough.

In the mid-1880s, Cooper & Co. were listed in the rate books as being in occupation of a brick warehouse and shop, valued at a NAV £300 at the subject site, then known as 191

Elizabeth Street. In 1893, it was reported that a fire had broken out in the single-storey brick offices and store, causing considerable damage. The rate books are somewhat unclear about the construction of the existing building, but it is likely to have been soon after this fire. In 1894, the year after the fire, the property was valued in the rate books at a NAV of £400, an increase from £300 the previous year. In 1900, the building is described as a brick shop of two flats (floors). In 1915, the property was again described, as a brick shop and store, of two floors, with a NAV of £325. John Cooper & Sons grew to have agents in Sydney and Brisbane, and an engineering works in Alexandria. The company operated in New South Wales into the 1970s.

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

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

How is it Significant?

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

Why is it Significant?

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

307-11 Elizabeth Street, MELBOURNE (HO1204)

Grading: Significant

Date(s): 1927

Survey Date: April 2016



Statement of Significance

What is Significant?

The building at 307-311 Elizabeth Street was constructed in 1927, at the corner of Little Lonsdale Street. Prior to this, the property was occupied by two nineteenth century buildings, including a brassworking operation, and a watchmaker. These incorporated a brick shop and a brick shop and store, both owned by James O'Leary. The watchmaker continued into the early 1910s, accompanied by a leather manufacturer. The Sands & McDougall directory of 1910 also lists the rear building as being occupied by a pawnbroker, Joshua Langley. In 1919, motor cycle manufacturers, Stillwell & Parry moved onto the property. The partnership of Walter Stillwell and George Stillwell, which had operated from 378 Lonsdale Street, was dissolved in 1916, with Leslie Parry joining George Stillwell to form Stillwell & Parry. During this period, an increasing number of motor car and motor cycle related businesses began occupying premises in Elizabeth Street to the north of Little Bourke Street.

In 1926, an application was made to the City of Melbourne for a permit to construct a motor showroom, to the value of £3,200. At this time, the property was owned by H & E Kinnear. The new showroom was for the use of Stillwell & Parry, and was designed by architect, Leslie M Perrott, who was an enthusiastic advocate for the use of concrete, having written the book, *Concrete Homes*, in 1925. The building was illustrated in the *Argus* in October 1926, which noted that 'the elevation in concrete and brick adds a distinctive note to this rapidly advancing section of the city.' The company installed a petrol pump at the premises.

In 1927 the property, still owned by Kinnear, was valued at a NAV of £1,000. Stillwell & Parry also managed a competitive motorcycle racing team, and remained at the Elizabeth Street premises until the company was dissolved in 1940. In 1944, the building was occupied as an army depot, and from the 1950s, by an electrical appliance retailer. While the association with George Stillwell is not confirmed, the Stillwell family generally were prominent in Australian motor racing and motor car circles through the twentieth century.

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

How is it Significant?

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

Why is it Significant?

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

341-345 Elizabeth Street, MELBOURNE (HO1204)

Grading: Significant

Date(s): 1924

Survey Date: April 2016



Statement of Significance

What is Significant?

The warehouse building at nos 341-345 Elizabeth Street was constructed in 1924, replacing two Victorian shops. The 1890 rate books list five-room brick shops at nos 341-3 and 345 Elizabeth Street, which were occupied by a restaurant and tailor. By 1922, the row of shops from no 341 to 357, at the corner of La Trobe Street, was owned by warehousing firm the Connibere Brothers. The following year, these properties had been sold to a number of different owners, with nos 341-345 acquired by Cassells Tailors. The latter appear to have been established in c. 1907, with a shop in the Eastern Arcade in Bourke Street; and by 1913, Cassells and Co had relocated to 271 Swanston Street.

In March 1923, a permit application was made to the City of Melbourne for the construction of a reinforced concrete warehouse to a value of £8000. The new building was completed by 1924, and was described in the rate books of 1925 as a concrete warehouse.

The whole of the new building was owned by Cassells, but had two street addresses: the larger nos 341-343, known variously as no 341 or no 343, and the other at no 345 Elizabeth Street. These two addresses can be discerned in the building façade today. The building also had rear access from an unnamed right-of-way, accessed in turn from Sutherland Street. In 1924, Cassells advertised to lease a factory with workroom, 'excellent light [and]

central position. In 1925, the tailors occupied no 343 and Eustace Raftopoulos operated the IXL Cafe from no 345. It is possible that Eustace Raftopoulos was related to Arthur and Conis Raftopoulos, who operated the oyster saloon at 195 Elizabeth Street in the early twentieth century, a club in Lonsdale Street and a cafe in Russell Street in the 1920s. In 1950, the subject building was sold to the National Bank of Australia for £46,000.

The design of the former warehouse/factory, relies on innovations made in Chicago through the late nineteenth and early twentieth centuries. 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. The resulting form of expression flouted precedent and convention allowing glazing rather than (rendered) brickwork to dominate building facades. 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 detailing in the form of dentils to parapets, capitals to columns or moldings to spandrel panels. This general approach is seen in the subject building. However, Australian commercial buildings clung to their Victorian, red brick heritage into the twentieth century and Chicagoan influences did not begin to emerge until the Edwardian period, and did not become commonplace until c. 1930.

The three-storey former warehouse building at nos 341-345 Elizabeth Street is typical of the above form of expression as it emerged through the 1920s in Australia with fashionable embellishments to a Chicagoan frame. On the subject property, substantial columns, suggesting giant order classical pilasters, ascend through the upper levels to a low, stylised parapet. These elegant devices incorporate stepped chamfering to their edges and rise to simple, abstracted capitals suggesting contemporary Art Deco designs. The parapet is similarly sleek with faux dentillation and simplified brackets. Spandrel panels reiterate the stepped detailing of the columns.

The building is currently used as motorcycle showrooms. This has required some alteration at ground floor level. However, the upper levels and the expression of the building more broadly are largely intact to their 1924 state. Original detailing and simple, albeit large steel-framed windows survive. An original canopy has been reclad but retains its early form. The building has been overpainted.

How is it Significant?

The three-storey warehouse building at nos 341-345 Elizabeth Street, constructed in 1924, is of local aesthetic/architectural significance.

Why is it Significant?

The building is of local aesthetic/architectural significance. It is substantially externally intact, particularly to the façade levels above the ground floor shopfronts. It is also a fine example of a concrete framed building, with large expanses of glazing, which illustrates developments in building technology increasingly seen in commercial buildings in the interwar period. The design can be attributed to earlier innovations in Chicago, where architects developed a new form of fireproof building in which steel and concrete frames supported the upper levels, eliminating the need for thick, load-bearing brick walls. Of note with the subject building are the substantial columns with simple, abstracted capitals; low parapet and stylised detailing; and the large steel-framed windows which allowed the original

owners to promote the new factory/workroom as having 'excellent light'. The overall effect is of a stripped, architectural expression incorporating classical form and proportion which, despite its utilitarian underpinnings, achieves a formal interwar expression that refers equally to American Art Deco sources and the classical world.

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32-34 Guildford Lane, MELBOURNE (HO1205)

Grading: Significant

Date(s): 1908, c1920

Survey Date: April 2016



Statement of Significance

What is Significant?

The 1894 MMBW detail plan no 1017 shows this corner site as being no 44 Guildford Lane, and occupied by a small brick building, described as a brick house occupied by James Marsh in the 1896 municipal rate books. Within ten years, this building had been demolished, and the rate books record the then unnumbered property as 'land'. In 1908, a permit was obtained by prominent builder Clements Langford for the construction of a 'stone factory' at the site. Langford was the builder of a number of significant buildings in Melbourne, including the former Gollin & Company Building in Bourke Street, of 1902; the former E S & A Bank in Swanston Street, of 1928; and the final stages of St Patricks Cathedral, including the towers and spire, in 1926-33.

The 1910 municipal rate books list this stone factory building, with Langford also the owner of the brick house at no 30 and the occupier of the stone house at no 33. Both properties at nos 30 and 32 were valued at a NAV of £16. In 1915, the property was described as a brick workshop and store at no 30-34 Guildford Lane, valued at NAV of £20. Five years later, the brick workshop was valued at a NAV of £100, indicating that improvements had been undertaken at the site. These works likely include the construction of the brick second level to what appears to have been a single-storey stone building. Although Langford is listed as

the owner and occupier of the building in 1920, by 1924, electrical engineers Nilsen Cromie were at the site.

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

How is it Significant?

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

Why is it Significant?

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

Cyclone House (HO1205)

17-19 Hardware Lane, MELBOURNE

Grading: Significant

Date(s): 1930

Survey Date: April 2016



Statement of Significance

What is Significant

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

The company's occupation of its building, however, was short-lived, with the company putting it up for auction in 1935. It appears that the building was not sold at this time, but the

Australian Broadcasting Corporation (ABC) took up a lease for part of the building for use as temporary studios 'for the broadcasting of plays and other entertainments.' Cyclone House was again put up for sale in 1946, and was described in the auction notice as 'a modern, three-storey reinforced concrete office building'. The building sold for £11,000. The ABC continued to occupy Cyclone House into the 1970s, and the building housed its concert and production departments.

Description

Cyclone House is a formal three-storey building which is remarkably intact to its 1930 state, and combines a range of, occasionally diverse, features into a single, substantial whole. The building has a symmetrical, rendered façade, flanked by jettied bays rising through the upper levels to produce a tripartite expression. Each bay is capped by a stylised triangular pediment rising above a simple parapet. The name 'Cyclone House' is realised in rendered lettering to the parapet. Windows are largely original and multi-paned, with decorative panels to spandrels incorporating novel geometric devices. At its roof level, the building retains an early water tower, again featuring the 'Cyclone' name, and flagpole which would have formed a local landmark prior to taller and more intensive development east of Elizabeth Street during the later twentieth century. Overall, it displays an unusual composition with understated references to Scottish Baronial and Collegiate Gothic forms, overlaid with an applique of classical and Moderne motifs.

How is it Significant

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

Why is it Significant

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

Former Penman & Dalziel warehouse (HO665)

55-57 Hardware Lane, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1887-8

Survey Date: April 2016

Intactness: Fair



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)

Dynon's Buildings (HO667)

63-77 Hardware Lane, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1889

Survey Date: April 2016

Intactness: Good



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)

Former John Dickinson & Co warehouse (HO1208)

337-339 La Trobe Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1923-24

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

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



Hardware House (HO1205)

386-392 Little Bourke Street, MELBOURNE

Grading: Significant

Date(s): c1926

Survey Date: April 2016



Statement of Significance

What is Significant?

In August 1924, the Hardware Club purchased the site of the Governor Arthur Hotel at 386-392 Little Bourke Street for £17,750. The hotel had been unlicensed since 1916. The Hardware Club was originally formed in the mid-1890s as a social club for members of the hardware trade. Within a year it had 148 members, and within ten years, it boasted over 1,000 members.

The new club premises, known as Hardware House, was designed by architect J V Ward and constructed by the Concrete Building Company. During excavations of the site, the adjoining building at 394 Little Bourke Street collapsed. The resulting demolition of what was known as Endicott's Building saw textile workers in the adjoining White's knitting and white work factory in Goldie Place temporarily out of work due to the risk of brick walls collapsing on the warehouse. The new club building was opened in October 1926 at a ceremony performed by the Lord Mayor, Sir William Brunton, a member of the Hardware Club. The six-storied Hardware House comprised 'dining, card and reading rooms,

bathrooms, billiard room, library, lounge and a suite of offices', with 'sample rooms' on the sixth floor for use by members. In the mid-1980s, Hardware House became an exclusive and popular nightclub named, somewhat ironically, the Hardware Club.

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

Hardware House occupies a prominent corner in the precinct. Externally, the reinforced concrete building adopts a straightforward multi-storey composition with glazed shopfronts at ground floor level and five more massive floors above, capped by an overhanging bracketed cornice. The ground floor retains the broad form of its two original shopfronts with original leadlight glazing to highlight windows. Lower lights have been altered. The corner to the intersection is notable for a decorative canted corner and corbelled first floor designed to reduce vehicle impacts. The upper floors are largely without ornament, apart from rendered signage spelling 'Hardware House' to the Little Bourke Street façade accompanied by simple circular decorative devices to pilasters along to both frontages. Window joinery to the upper levels has been altered although the original pattern of fenestration and the broad character of the building survives. An additional level has been added to the building in the relatively recent past.

How is it Significant?

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

Why is it Significant?

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

Farrant's Building (HO1205)

387 Little Bourke Street, MELBOURNE

Grading: Significant

Date(s): 1926

Survey Date: April 2016



Statement of Significance

What is Significant?

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

With the subdivision and sale of land after the closure of the horse bazaar in 1925-1926, Farrant's applied to the City of Melbourne to construct a three-storey building at the Little Bourke Street site, to the corner of Hardware Lane, to a value of £3,700. The building incorporated two ground floor shops fronting the newly created extension to Hardware Lane. Farrant's remained at the site at least until the early 1950s, although parts of the building were variously occupied by other businesses including a leather goods merchant, manufacturers' agents and embroiders.

Constructed in 1926, the three-storey Farrant's Building comprises three-storey retail and manufacturing premises. Presumed to be of masonry construction, it is rendered to produce an understated interwar classical expression with corners realised as stylised columns rising to abstracted capitals below a shallow parapet and triangular pediment. The name, Farrant's Building, is in realised rendered lettering at second floor level. At ground floor level, the forms of a canted corner entry (with the upper storeys forming a short cantilever) and of early shopfronts survive. However, original window joinery has typically been lost at ground floor level. At the upper levels, original window arrangements survive throughout and incorporate unusual and decorative arrangements of fixed and casement windows providing light and air to the manufacturing spaces. Despite alterations at ground floor level and overpainting more broadly, the form and character of Farrant's Building survives.

How is it Significant?

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

Why is it Significant?

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

Former Day & Sons warehouse (HO1205)

401-405 Little Bourke Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1911, 1936 modifications

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

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

Consistent with commercial design of the period, the building is expressed as a tripartite arrangement, broadly modelled on fifteenth or sixteenth century palazzi with unornamented intermediate floors about a heavy base floor and below an overhanging cornice or 'capital' level. In Australia, buildings of this form are occasionally described as Commercial Palazzi,

however the subject building is devoid of classical detailing and references to buildings of the Italian Renaissance largely derive from its tripartite form rather than its ornamentation.

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

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

How is it Significant

The warehouse at 401-405 Little Bourke Street, is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

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

Benjamin House (HO1210)

358-360 Little Collins Street, MELBOURNE

Grading: Significant

Place type: Commercial buildings

Date(s): Pre-1869, 1871, 1929

Survey Date: April 2016

Intactness: Good



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)

Former Rosenthal & Co premises (HO1211)

362-364 Little Collins Street, MELBOURNE

Grading: Significant

Place type: Commercial building

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

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

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

with the upper section in the form of an attic storey comprising three multi-paned windows beneath a string course and a stylised dentilated detail to the parapet.

How is it Significant

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

Why is it Significant

The commercial building at 362-364 Little Collins Street, constructed in stages commencing in 1868 with later works in 1872, 1882 and 1923, is of local aesthetic/architectural significance. Although an evolved building, it is substantially intact to its 1923 form and expression to Little Collins Street, with an interwar façade in the Commercial Palazzo mode, and stylised Italianate detailing. While the building is more modest, and less architecturally ambitious than broadly comparable interwar Commercial Palazzo buildings in the central city, it shares the tendency for architectural enrichments which were occasionally flamboyant, and typically confined entirely to facades. The alterations at ground floor level have diminished the legibility of the tripartite arrangement, however the vigour of the design above the verandah remains evident in the largely intact façade. (Criterion E)



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

Grading: Significant

Date(s): c1889

Survey Date: April 2016



Statement of Significance

What is Significant?

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

The whole of the property was owned by William Ryan, but originally comprised a number of buildings. The front half of the site to Little Lonsdale Street was previously occupied by the Letter Kenny Arms Hotel, which had operated from the site from as early as 1870. To the rear of the hotel building, and accessed from Heape Court, were two cottages. At the time of Ryan's death in 1881, the site was described as comprising the brick and bluestone hotel and two brick cottages.

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

The warehouse and hotel to Little Lonsdale Street are shown on the MMBW detail plan of 1894. In 1916, the Letter Kenny Hotel was one of the over 1,000 hotels in Victoria which

were closed as part of the work of the Licences Reduction Board, undertaken in the 1900s-1910s. The former hotel was sold as part of an executor's realising auction in 1919. By 1923, the hotel building had been demolished and a two-storey motorcycle warehouse and showroom was constructed. Both the rear three-storey warehouse and the new building were occupied by motorcycle accessories retailers Bradshaw, Mitchell Pty Ltd.

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

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

How is it Significant?

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

Why is it Significant?

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

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

Former F Lowe & Co store (HO1212)

369-371 Lonsdale Street (rear), MELBOURNE

Grading: Significant

Place type: Warehouse/stores

Date(s): 1888

Survey Date: April 2016

Intactness: Fair



Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is of local historical significance. Its unusual form is a direct result of the allotment's long historical association with the Y-shaped alignment of the northern end of Whitehart Lane. The building has been 'moulded' to fit with the early subdivision pattern. Interestingly, the angled allotment is well documented in early historical sources, as is the Y-shaped alignment of Whitehart Lane. In this case, both the property and the historical sources also come together to shed light on an early and unusual subdivision within the laneways network. (Criterion A) The building, while not representing refined architectural design, is nevertheless locally significant for its physical form and expression. The sharply angled plan, with narrow vertical wall at the point of the angle, and the diagonal high gabled wall of the east façade, present a striking appearance to the laneway. Together with the subject allotment, the property also provides a contrast to the otherwise rigid geometry of the evolved Hoddle Grid. The distinction of the building within its context is readily apparent, and has long been the case, as is evident in the 1934 image at. (Criterion E)



Former Edward Keep & Co warehouse (HO716)

377-381 Lonsdale Street, MELBOURNE

Grading: Significant

Place type: Warehouse

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

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

The building at 377-381 Lonsdale Street, was originally constructed in 1889 for Edward Keep & Co, and substantially rebuilt in 1899 following a fire. The building is an imposing four-storey former warehouse, on a long rectilinear plan. It presents to Lonsdale Street with a four-storey rendered façade, incorporating boldly massed elements in a tripartite arrangement. The latter include a heavy base at ground floor level with smooth rusticated columns and bold trabeation above; giant-order pilasters rising through the first and second floor facades, to Corinthian order capitals and a decorated arch above second floor windows; a bracketed string course above the second floor, and an upper level attic storey crowned by another, more substantial cantilevering bracketed cornice. The less ornate but still highly intact western elevation to Niagara Lane comprises mostly red faced brickwork with concrete buffers (rubbing rails) at ground floor level; surviving crane beams and cat-heads over loading doors; and an elevated entablature and pediment at the mid-point of the elevation.

How is it Significant

The building at 377-381 Lonsdale Street is of historical and aesthetic/architectural significance to the City of Melbourne.

Why is it Significant

The building at 377-381 Lonsdale Street, originally constructed in 1889 for Edward Keep & Co and substantially rebuilt in 1899 following a fire, is of local historical significance. Keep, with his son and nephew, ran a prosperous hardware operation in the central city in the nineteenth century, with the success of their operation demonstrated in the imposing building they constructed, and then rebuilt, in the latter years of the century. They were also one of a number of hardware merchants historically located in this area of the city, as evidenced in the nearby Hardware Lane (and street) and Hardware House, purpose built for members of the hardware industry. The subsequent, and long-term use of the property by paper merchants, James Spicer & Sons, later Spicer & Detmold, followed by Rank Xerox from the 1960s, is another association with a local historical trend. Small-scale printers, publishers and stationers moved into the laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a highly externally intact former warehouse of the late nineteenth century, with a handsome and skilfully resolved rendered façade to Lonsdale Street, presenting as an imposing and prominent building in an understated Mannerist expression. The Lonsdale Street façade retains its original tripartite arrangement and bold expressive elements including giant-order pilasters with Corinthian order capitals, decorated arches above second floor windows, and an upper level attic storey crowned by a substantial cantilevered bracketed cornice. The four-storey brick west elevation, to Niagara Lane, is also imposing. It too is highly intact, retaining original fenestration, basalt sills, concrete buffers at ground floor level, and surviving crane beams and cat-heads over loading doors. The elevation is strongly composed, with the juxta positioning of rectangular and arched forms and openings, and a raised entablature and pediment at an intermediate point.

Central Bonding Warehouses (HO724) 15, 17 & 19 McKillop Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1854/1860

Survey Date: April 2016

Intactness: Fair



Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

The buildings at 15, 17 and 19 McKillop Street, constructed in 1854 for John Pinney Bear, and extended in 1860, are of local historical significance. They are among a relatively small number of 1850s stone warehouses which survive in the city, are demonstrably early buildings within the central city context, and important signifiers of early construction and mercantile activity. The association with Bear is also of note. He was a Member of the Legislative Council in Victoria, established the Melbourne Banking Corporation, was a Director of the National Bank, and also a successful vigneron with an association with the historic winery, Chateau Tahbilk. (Criterion A) The buildings are also of local aesthetic/architectural significance. Despite modifications, the former warehouses retain their overall early appearance and form, including their simply detailed parapeted basalt rubble facades, with string moulds delineating each level, and topped by a low pediment. Their presentation is enhanced by their primitive rubble construction. They are also robust building forms to McKillop Street, and enrich the heritage character of the street. (Criterion E)

Warehouse (HO725)

18-22 McKillop Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1888-9

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

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

How is it Significant

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

Why is it Significant

The subject building (pair of warehouses) at 18-22 McKillop Street is of local historical significance. The building was constructed in 1889 for merchant firm, Alston & Payne, to a design by Thomas Watts & Sons. It is part of an important collection of late nineteenth century warehouse and mercantile buildings in this area of the central city. In replacing the earlier wood and iron stables that previously occupied the site, the subject building is demonstrative of the localised late nineteenth century growth in warehousing activity. Early occupants such as the Oriel Printing Company and Marcus Ward wholesale stationers, followed by letterpress and offset printers, Arbuckle, Waddell and Fauckner, who occupied the building from the early 1900s into the 1970s, is another important association with a local historical trend. Small-scale printers, publishers and stationers moved into the central city laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a substantially externally intact and competently executed example of a late 1880s warehouse in the Italianate style. While conservative in design, it has subtle refinements in its understated ornamentation. When the building was constructed, the Italianate mode was well understood and had become the preferred mode for developers, speculators and builders. Commercial buildings such as this typically took the form of simple masonry boxes with a largely standardised applique of classical detail, which in the subject building is evidenced in the alternating simple segmental-arched headed and arch-headed windows; cornice level and attic storey; architraves, keystones and impost moulds; and deep-set fenestration. The typical warehouse function can also be read in the elevated arrangement of openings at ground floor level, which facilitated the loading of carts. (Criterion E)

Scottish Amicable Building (HO1213)

128-146 Queen Street, MELBOURNE

Grading: Significant

Place type: Offices

Date(s): 1964-65

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant

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

design intent remains legible, and the building overall retains a high level of external intactness to its façade.

How is it Significant

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

Why is it Significant

The Scottish Amicable Life Assurance Building, constructed in 1964-5 for the Scottish Amicable Life Assurance Society is of local historical significance. The company, which was founded in Glasgow in 1826 and arrived in Australia in 1886, purchased the subject site in Queens Street in 1964, for the construction of their Australian head office. They commissioned architects, Yuncken Freeman, to design the new building, in the period when the practice was increasingly noted for their corporate and commercial designs, including buildings and company headquarters for a number of large insurance firms. Scottish Amicable remained in building until at least 1989. The building is also significant for its association with the historical post-war period in Melbourne, when commercial architecture began to recover after the war, and numerous multi-storey office buildings and headquarters were constructed. Successful firms embraced Modernist architecture, and sought expression through the new corporate towers which symbolised progress, modernity, efficiency and power. (Criterion A) The Scottish Amicable Building, which retains a substantially externally intact façade to Queens Street, is also of aesthetic/architectural significance. It is an innovative and early example of the return to more massive construction, and a departure from the wholly-glazed expression of office buildings of the previous decade. While its rigid geometry and the incorporation of an entry forecourt (the colonnade) reveal its roots in the International Style, its three dimensional quality, achieved through more assertive textures and the use of sculptural, moulded pre-cast concrete rather than a flat glass exterior, provides a successful Modernist outcome. It is also of aesthetic significance for its strong but 'polite' presentation to Queens Street, where the building was required to conform with local height restrictions. This is amply demonstrated in images from the 1960s, including in works by renowned architectural photographer, Wolfgang Sievers. (Criterion E)

17 Somerset Place, MELBOURNE (HO1204)

Grading: Significant

Date(s): c. 1907-8

Survey Date: April 2016



Statement of Significance

What is Significant?

The three-storey brick warehouse at 17 Somerset Place was built in c. 1907-8 for Joseph Kennedy by contractors Peters & Hetherington of King Street. The building replaced a single-storey brick foundry, which had occupied the site from as early as 1888. This foundry was owned by James Kennedy and occupied by James Stevenson until the mid-1890s, when the site was occupied by Robert McPherson and the brick building used as a workshop. In 1907 the site was owned by Joseph Kennedy, and described as a brick workshop, valued at a NAV of £24. In March 1907, a notice of intention to build was submitted to the City of Melbourne by Kennedy, to construct a three-storey brick store off Little Bourke Street.

The following year, although it was still described as a brick workshop, the value of the property had increased to a NAV of £116. The new building can be seen on the Mahlstedt fire insurance plan of 1910. The plan shows the building as having two doors on the front elevation, and two to the side elevation. The building was occupied by carpet and upholstery importers, Bradshaw and Allan who remained at the site into the 1950s.

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

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

How is it Significant?

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

Why is it Significant?

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

Bucks Head Hotel stables (HO1205)

15 Sutherland Street, MELBOURNE

Grading: Significant

Date(s): c. 1853

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

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

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

The hotel complex was put up for sale in 1951, and the hotel was demolished and replaced with a car park. The former livery stables survived and are now used as a site office. The former Bucks Head Hotel stables survive as a bluestone-walled volume with elevations to Sutherland Street, Guildford Lane and McLean Alley. Externally, the building is substantially intact to its c. 1853 state, with internal elements such as stabling and haylofts apparently removed and replaced with modern fabric. Original external walls survive and are largely comprised of random undressed bluestone. Some dressed stone has been used to create a canted corner at the intersection of Guildford Lane and Sutherland Street and the principle entry at the intersection of McLean Alley and Sutherland Street, although the masonry work is generally executed in a simple and unrefined manner. Some modest changes to the exterior have been undertaken, notably, the introduction of a wide window to the McLean Alley elevation and a more modest window to Sutherland Street. However, these changes have had little impact on the blunt and somewhat primitive expression of the building. Its original role as a rudimentary, walled compound of an unusually early construction date in the CBD remains legible.

How is it Significant?

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

Why is it Significant?

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