



Heritage
VICTORIA

7 May, 1999

Royal Arcade Pty Ltd
C/O Managing Agents
Colliers Jardine
Level 32, 367 Collins Street
MELBOURNE VIC 3000

Nauru House
Level 22
80 Collins Street
Melbourne 3000

Telephone (03) 9655 6519
Facsimile (03) 9655 9720

Dear Sir/Madam,

ROYAL ARCADE, 331-337 BOURKE STREET, MELBOURNE VHR 23

An assessment of the cultural heritage significance of the above item has now been completed.

Accordingly, I will be recommending that the Heritage Council amend the Heritage Register for the Royal Arcade, 331-337 Bourke Street, Melbourne. The basis for my recommendation is contained in the attached "Statement of Cultural Heritage Significance".

Notification of my intention to amend the Heritage Register for the Royal Arcade will be published in "The Herald/Sun" newspaper on 10 May 1999 to allow any interested parties the opportunity of forwarding submissions to the Heritage Council to assist in its determination.

A final decision on my recommendation will not be made by the Heritage Council until after 60 days from the date of publication of my recommendation to enable you and any other interested parties to make submissions or lodge objections

Written submissions relating to the recommended registration should be addressed to Tony Armstrong, Heritage Victoria by midday 9 July 1999. You may also request a hearing before the Registrations Committee of the Heritage Council to present your views personally, or to discuss matters further.

You are also obliged pursuant to Section 36(e) to give a copy of this letter and attached "Statement of Cultural Heritage Significance" to any purchaser before entering into a contract for the disposal of the registered item, otherwise the contract of sale could be voidable.

Doc H 218236

Should you have any queries please contact Tony Armstrong on 9655 9722.

Yours sincerely,



RAY TONKIN

EXECUTIVE DIRECTOR

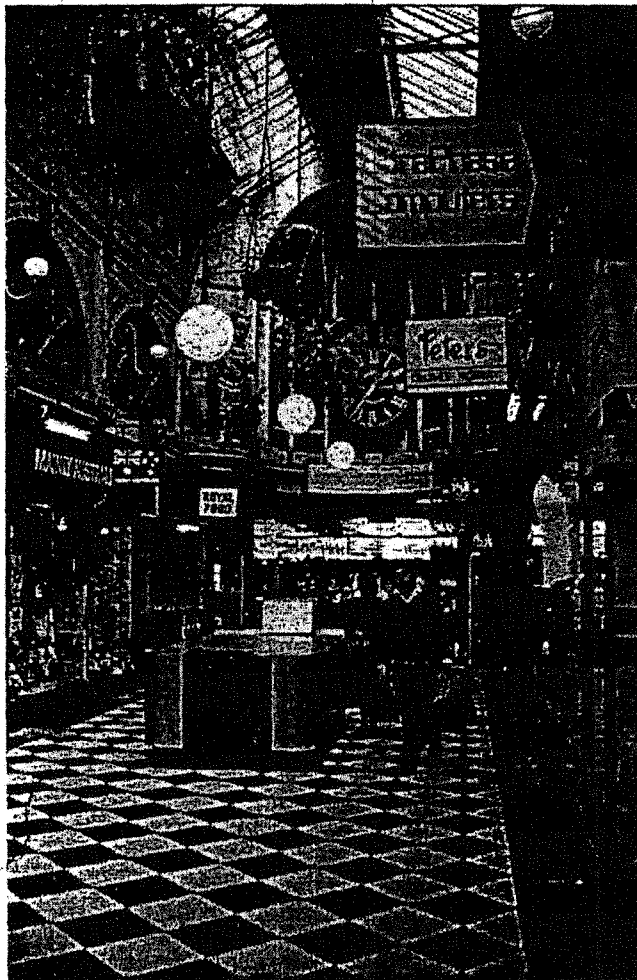
cc National Trust of Australia (Vic)
cc Melbourne City Council
cc Australian Heritage Commission

VICTORIAN HERITAGE REGISTER



Inclusion of a place or object in the Heritage Register pursuant to Section 32 (c) of the Heritage Act 1995

NUMBER: 23	CATEGORY: Heritage Place <small>(heritage place, heritage object, archaeological place, archaeological relic, historic shipwreck, historic shipwreck relic, protected zone)</small>	
NAME: Royal Arcade		
LOCATION: 331-337 Bourke Street Melbourne		
LOCAL GOVERNMENT AREA: Melbourne		FILE NO: 600454
DATE RECOMMENDED: 26 April 1999	DATE REGISTERED: 9/10/74	
DATE AMENDED: <small>(date of notice in Government Gazette)</small>		



VICTORIAN HERITAGE REGISTER



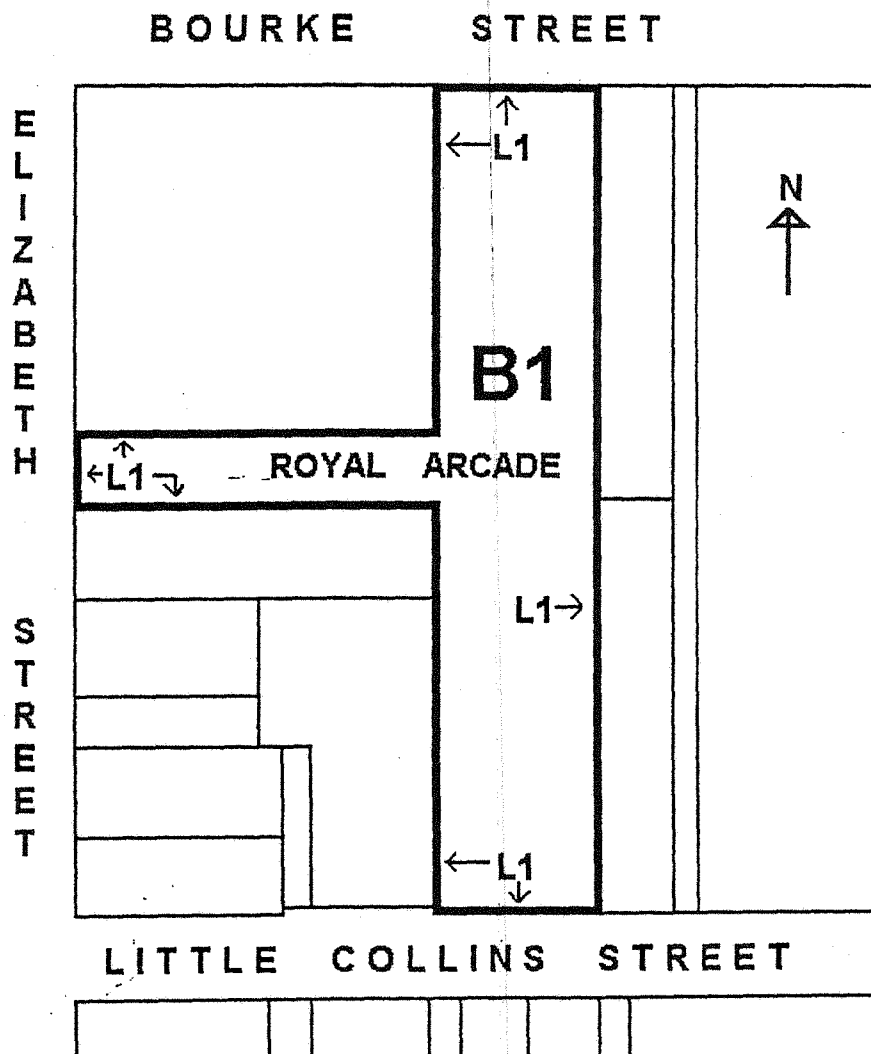
HERITAGE REGISTER NUMBER: 23

NAME: Royal Arcade

EXTENT: To the extent of:

1. All the building known as Royal Arcade including verandahs marked B1 on Diagram 23 held by the Executive Director.
2. All the land marked L1 on Diagram 17 held by the Executive Director, being the land described in Certificate of Title Vol. 10022 Fol. 456-498, strata plan SP 35729.
3. All the objects held within Royal Arcade as listed below:
Gog and Magog
Gaunts Clock

DIAGRAM NUMBER:



HERITAGE REGISTER NUMBER: 23

NAME: Royal Arcade

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:**What is significant?**

The Royal Arcade, which extends from Bourke Street through to Little Collins Street, was erected in 1869 for Messrs. Staughton and Spensley. Charles Webb was the architect and gained the commission through a design competition. It consisted of 29 shops of various trades. At the extreme end of the Arcade facing Little Collins Street there were two or three shops of larger dimensions. In this portion of the building at shop 27 there were contained the Turkish Baths. In 1902 an Annexe was built to Elizabeth Street to the designs of architects Hyndman and Bates and an arched verandah was added to the Bourke Street facade. Due to dilapidation caused by rats' tunnels, the original Castlemaine flag floor was replaced in 1934 by black and white concrete squares which, were later replaced by similarly coloured terrazzo tiles. In 1892 the figures of Gog and Magog were installed at the southern end of the main walkway. These were sculpted by Mortimer Godfrey and modelled on effigies in the Guildhall, London, which were built in 1708 to replace those lost in the Great Fire of 1666. They were thought to represent survivors of a race of giants destroyed by Brutus the Trojan, the legendary founder of London. Gaunt's clock was also installed at about this time. In 1890 at least two of the original shopfronts to the Arcade were replaced with new bay windows, splayed entrances and mirrored pilasters between each shop entrance. The remainder were replaced in 1894 under the guidance of architect Nahum Barnett. A cantilevered verandah has been added to the Little Collins Street facade, probably in the 1950s. In 1980 restoration works were undertaken which included the restoration of the Bourke Street facade, the reconstruction of the verandah and the internal gaslight fittings to the original designs. The Royal Arcade property is owned by Royal Arcade Pty Ltd, a company with 32 separate shareholders each holding a head lease over their respective shops which are variously owner-occupied or tenanted.

How is it significant?

The Royal Arcade is of social, historical, aesthetic and architectural significance to the State of Victoria.

Why is it significant?

The Royal Arcade is of historical significance as one of the earliest arcades constructed in this country and Australia's oldest extant shopping arcade. Royal Arcade is one of approximately 18 surviving pre-1870 arcades worldwide. The Arcade's automata, Gog and Magog, and Father Time are icons in the psyche of Melbourne. They are well known to visitors, sought out by tourists and are unique in Australia. The ownership of the Arcade by the Staughton and Spensley families for 103 years from 1855 to 1958 is of considerable significance and has left an enduring mark upon the building. Socially the Arcade is significant as containing the premises of John Nicholas Caire and Thomas Chuck, notable Melbourne nineteenth century photographers, Catnach's the jewellers, the Doll Hospital, the Turkish Baths and Gaunt's watchmaking workshop and shop, all of whom are Melbourne 'institutions'.

The Royal Arcade is of architectural significance as one of the few commercial works of notable Melbourne architect Charles Webb. Designed in the Italianate style, it compares well with many nineteenth century European examples and is certainly outstanding within the Australian context. It draws on early and influential French and English models and as such is outstanding in its ability to demonstrate the essential and typical qualities of those designs and the continuity of the tradition of covered shopping streets. This is the oldest surviving arcade in Melbourne and despite its many alterations still maintains its elegant and unique appearance. It is a landmark of the central shopping area.

VICTORIAN HERITAGE REGISTER



HERITAGE REGISTER NUMBER: 23

NAME: Royal Arcade

EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under Part 4 of the Heritage Act 1995)

General Conditions:

1. All alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.
- No permits are required for works which are in accordance with the Conservation Policy contained in *Royal Arcade, Melbourne, Conservation Management Plan*, prepared by Allom Lovell & Associates Pty Ltd for Royal Arcade Pty Ltd, June 1995.

PERMIT

HERITAGE ACT 1995



Heritage
VICTORIA

PERMIT NO: 4059

OWNER/S: Royal Arcade Pty Ltd
ADDRESS: C/- Colliers Jardine
Level 32, 367 Collins Street
Melbourne
Victoria 3000

HERITAGE REGISTER NO: H 23
REGISTRATION CATEGORY: Heritage Place
NAME OF PLACE / OBJECT (IF ANY): Royal Arcade
LOCATION: 331-337 Bourke Street
Melbourne
Victoria 3000

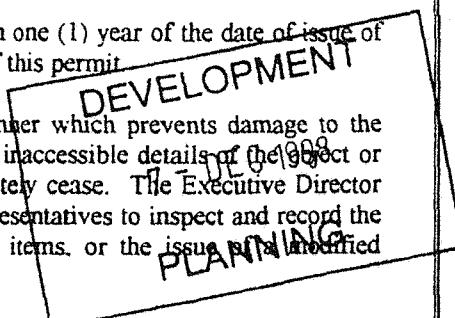
FILE NO: 600454

Pursuant to Section 74 of the Heritage Act (1995) and in respect to the above-mentioned place / object, the Executive Director, Heritage Victoria hereby grants a PERMIT, subject to conditions as prescribed hereunder to carry out the following:

Reconstruction of shopfronts to the main arcade (shop nos. 4 to 10, 12 to 18, 20 to 27), installation of new doors to Bourke, Little Collins and Elizabeth Street entries, installation of new shopfront signage; application of reconstructed internal colour scheme and decorative treatment, installation of new lighting; conservation works to the existing fabric; conservation works to roofing. As described by drawing nos. A2, A6, A07 & A08 prepared by Allom Lovell and associates and Katsalidis Architects; Preliminary Schedule of Works to Upper Level Internal Elements and Extract of Report on Decorative Treatments prepared by Allom Lovell and Associates.

CONDITIONS:

1. New shopfront signage is approved in principle. Prior to the commencement of works 2 copies of detailed documentation showing size, location and design of proposed signage are to be submitted to and approved in writing by the Executive Director or his nominee. An endorsed copy of the documentation shall form part of this permit.
2. Removal of reconstructed pendant light fittings to the central arcade is approved.
3. Reconstructed bracket light fittings shall be colour corrected to emulate gas fittings in accordance with the Conservation Management Plan.
4. Other general internal lighting is approved in principle. This shall be designed in accordance with the Conservation Management Plan. Prior to the commencement of works 2 copies of documentation specifying each light fitting and showing location and appearance of new light fittings and lighting are to be submitted to and approved in writing by the Executive Director or his nominee. An endorsed copy of the documentation shall form part of this permit.
5. Conservation works to the existing roof, roof framing and glazing; and construction of a new glazed roof over to the central arcade is approved in principle. Prior to the commencement of works 2 copies of detailed documentation of the proposed works are to be submitted to and approved in writing by the Executive Director or his nominee. An endorsed copy of the documentation shall form part of this permit.
6. This permit shall expire if the permitted works have not commenced within one (1) year of the date of issue of this permit, or are not completed within two (2) years of the date of issue of this permit.
7. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place / object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.



8. The Executive Director is to be informed when the approved works have been completed.
9. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with that Policy and Plan.

NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.

TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF UP TO 1,500 PENALTY UNITS (\$150,000) OR 5 YEARS IMPRISONMENT OR BOTH, OR IN THE CASE OF A BODY CORPORATE 3,000 PENALTY UNITS (\$300,000).

THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.

Copies to: * Statutory Planner, City of Melbourne

HERITAGE VICTORIA
Level 22, 80 Collins Street MELBOURNE 3000

Signed  Executive Director

Date 20/4/78



20 November 1998

Mr M Young
Allom Lovell and Associates
35 Little Bourke Street
Melbourne
Victoria 3000

Sauri House
Level 22
80 Collins Street
Melbourne 3000

Telephone 03 9655 653
Facsimile 03 9655 972

Dear Mr Young,

ROYAL ARCADE


Attached is a permit for the above place. Please read the conditions imposed on this permit carefully.

An appeal to the Heritage Council against any of the conditions, must be lodged within 60 days of this permit. Appeal Forms can be obtained from the offices of Heritage Victoria (Level 22, 80 Collins Street, Melbourne) or by phoning (03) 9655 9753.

Notice of appeal should be addressed to the Chairperson, Heritage Council, Level 22, 80 Collins Street, Melbourne, 3000.

If you have any queries please contact Frances Hall, Permits Co-Ordinator, on 9655 9753.

Yours sincerely



RAY TONKIN
EXECUTIVE DIRECTOR

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS

152-168 ELIZABETH ST, 1349-57 BOURKE ST.

BUILDING TITLE

LONDON STORES

TYPE RETAIL OFFICES

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☐

2

☒

3

☐

CONSERVATION AREA

SURVEY DATE

NEG FILE

21-8

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☐

Victorian

☐

Post War

CONSTRUCTION DATE

1925

SOURCE

(76) 1.23

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES THAT HAVE BEEN ALTERED

unpainted
concrete
render☐unpainted
decorative
brickwork☐retains evidence
of early colours
or finishes☐

fence

☐verandah
decoration☐verandah roof
and structure☐intact
shop
front☐post
supported
shop verandah☐elaborate/high standard
design of concrete
rendered surfaces☐Interior
recommended for
inspection.☒

INTEGRITY

Good

☐

Nos

Fair

☐

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☐

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

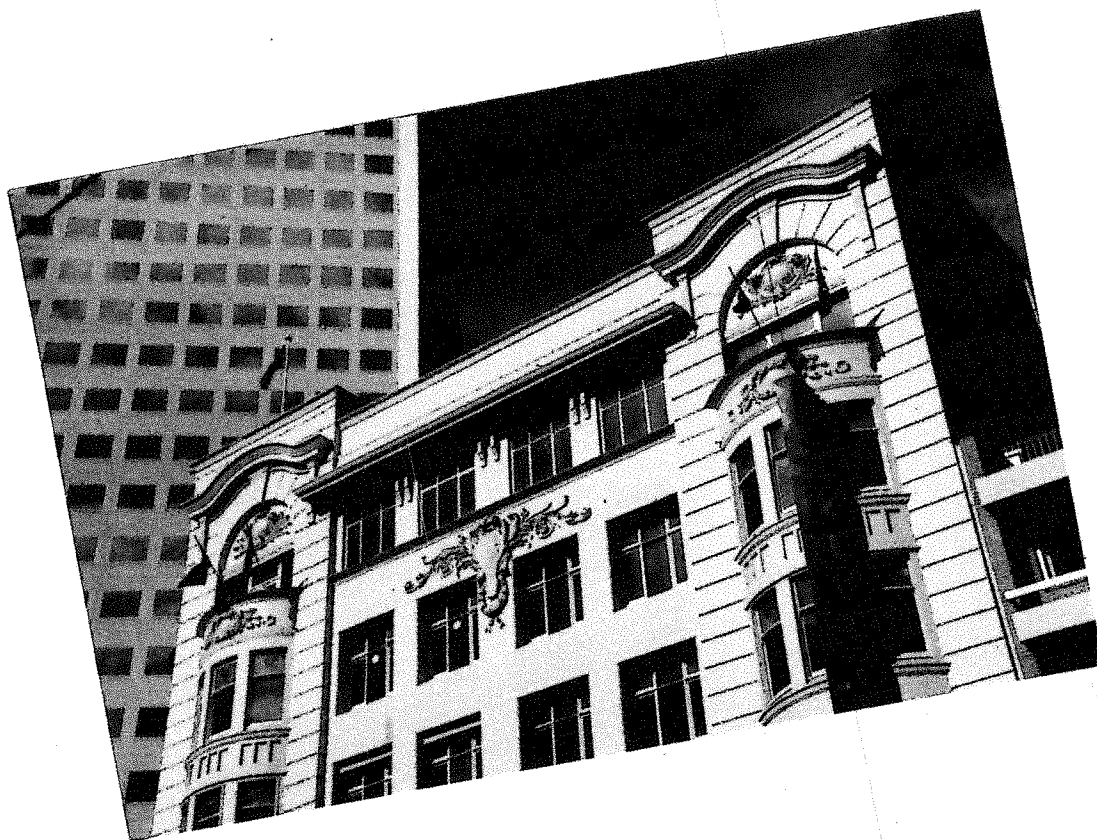
OTHER COMMENTS

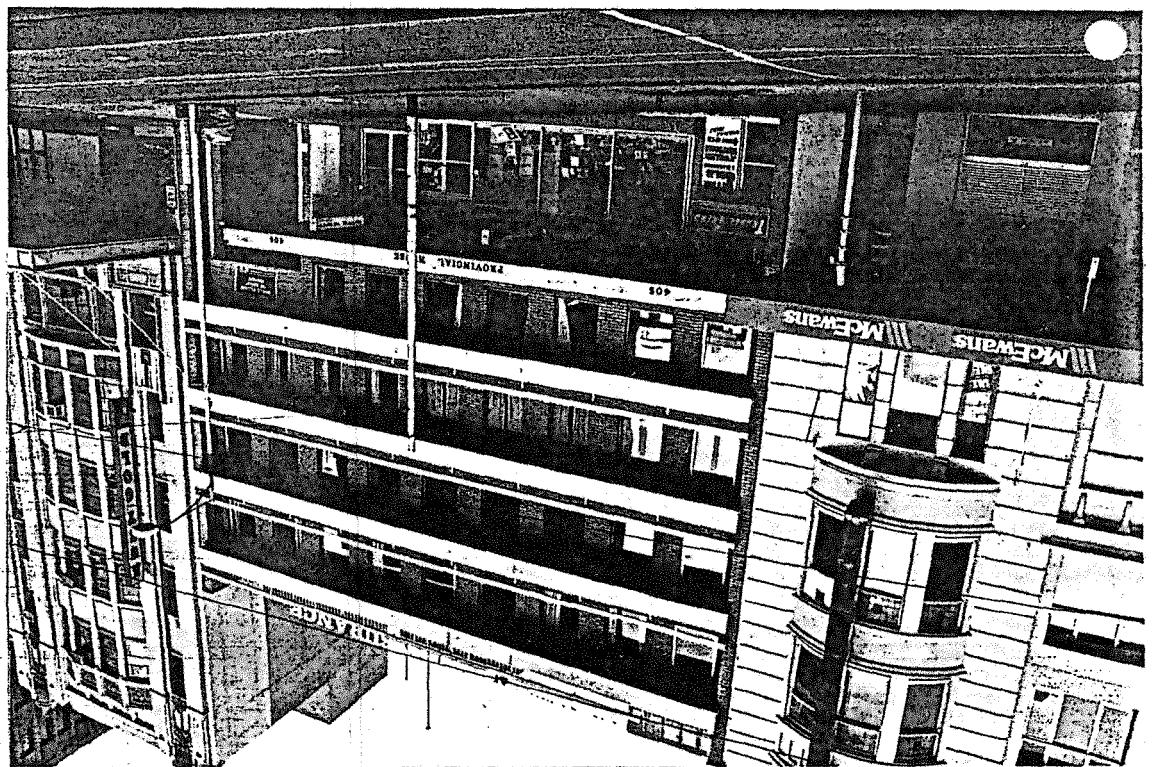
(A) LANE

[illegible]

OTHER COMMENTS

OTHER COMMENTS FORMER SARACEN'S HEAD HOTEL (SEE DP 1011, 1924) - NO
VER. INDICATED? - SEE PPT. URN; 1956 PLAN SHOWS SAME OUTLINE; VI-136
(10, 1947) d. 10.26.16.





CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS

405 BOURKE ST.

BUILDING TITLE

PROVINCIAL HOUSE

TYPE OFFICES

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☐

D

☒

E

☐

F

☐

No

TYPE/ERA ONLY

STREETSCAPE

1

☐

2

☐

3

☐

CONSERVATION AREA

SURVEY DATE

NEG FILE

41.4

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☐

Victorian

☒

Post War

CONSTRUCTION DATE

1964

SOURCE

2044C REG.

MATERIALS

WHERE NOT APPARENT

List of Abbreviations:

BW = Brickwork

CI = Cast iron

TC = Terra cotta

WB = Weather board

DEC = Decoration

FLR = Floor

PPT = Parapet

VER = verandah

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render☐unpainted
decorative
brickwork☐retains evidence
of early colours
or finishes☐intact
shop
front☐post
supported
shop verandah☐elaborate/high standard
design of cement
rendered surfaces☐BALCONIES (FOR WINDOW CLEANING) UNUSUAL - LOSS OF
RENTABLE AREA.Interior
recommended for
inspection.☐

INTEGRITY

Good

☒

Nos

Fair

☐

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

OTHER COMMENTS

1 TYPE OFFICE

2 .

LGA MELBOURNE 162

ARCH. LESLEY M. PERROTT
& PARTNERS

3 NAME

STYLE 18

DATE 1964

4 . PROVINCIAL HOUSE

5 .

6 .

7 ADDRESS

8 . 405 Bourke ST

9 . Melbourne 3000

10 .

11 AMG E 3.21N 58.13

12 BUILDER

13 .

14 .

15 .

16 PRICE

17 CONSULTANTS

18 .

19 .

20 .

21 .

22 OWNER

Provincial Insurance

23 .

24 .

26 MATERIALS

27 . W-Cbf(cream); WW-AL:

28 . BL-COp

29 .

30 .

31 AWARDS

32 .

33 REGISTERS HBC AHC

34 NTC NTR FN

35 REFERENCES

36 . 1;A

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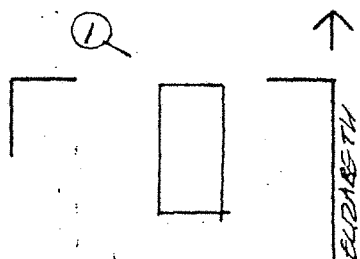
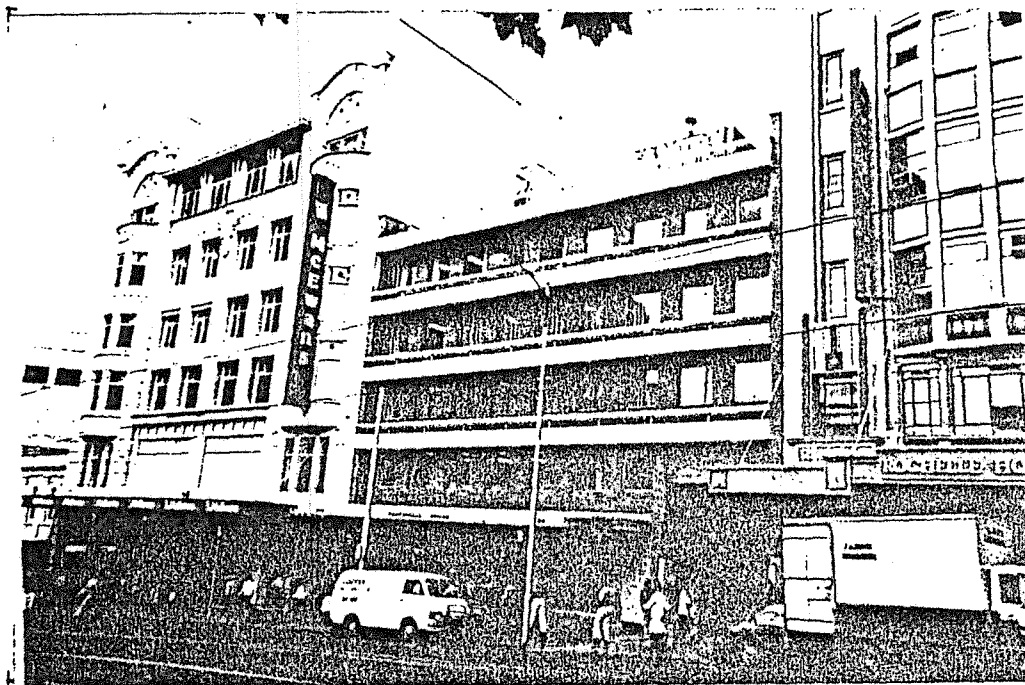
48 PHOTOS FILE DATE

49 . 1.2E24 2.82

50 .

51 .

52 PLAN: MELWAYS 43 G.8 N





INFORMATION ONLY -
NOT ADOPTED BY
 COUNCIL

Street No.	415 - 419	Current Heritage Status of Building
Street Name	Bourke Street	RNE
Bldg Name	Rochelle House (former Evans House)	HV
Bldg date	1930	NT
Period	Inter War	MCC C
Original use	Retail/ Offices	Shopfront Grading <input type="checkbox"/> A <input checked="" type="checkbox"/> B
Current use	Retail/ Offices	Shopfront condition <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Shopfront period	<input type="checkbox"/> 1850-1895 <input type="checkbox"/> 1895-1916 <input type="checkbox"/> 1916-1930 <input checked="" type="checkbox"/> 1930-1945 <input type="checkbox"/> 1945-1970 <input type="checkbox"/> 1970-2000	Statement of Significance Simple elegant display windows integrated with the architecture.
Notes Appears to be a modification, rather than original.		

HERITAGE SHOP FRONT DATA SHEET

IMPORTANT:

This data sheet provides background information only.

The contents have NOT been adopted by Council and have NO STATUTORY STATUS.

The grading used is not consistent with Council's adopted grading system but does provide the following description, which assists in interpreting the data sheet:

- A Those shopfronts with notable form, decoration or size, or integration with the architecture of the building, or rarity within the CAD.
- B Those shopfronts that are relatively simple, typical for their period, and of which there are many other examples within the CAD, or are significant examples with alterations.



Street No.	415 - 419	Current Heritage Status of Building
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Notes Appears to be a modification, rather than original.		

Former Kaye, Butchart & Co. Offices
2.18. 421 Bourke Street

1859-, 1919-20

History

Kaye, Butchart & Co., stock and station agents, owned a 'stone house' on this site from 1859 and 'a brick house, offices and 3 rooms over...' from 1863. Horse breeder, George Petty, purchased it in 1875 and, after his death (c1881) his trustees leased it to the Commercial Bank of Australia Ltd. Acquisition by the bank allowed addition of a matching storey in 1919-20, probably re-using the original balustraded parapet as seen in Noone's 1869 panorama. This enabled them to lease small professional offices in the upper storeys.

Harry Peck, in Memoirs of a Stockman, recalls that William Kaye and James Butchart and company were one of Melbourne's two earliest stock and station agencies. They were succeeded by their head salesman, the renowned John Dougharty, as John George Dougharty & Co. Dougharty, Peck wrote, '...was

Melbourne Central Activities District Conservation Study-Building Citations

an Irishman with a bell-like voice, perhaps the most seductive ever heard at Newmarket, for John George, in his younger days, must have "kissed the Blarney Stone"...

Kaye and Butchart also dabbled in rural property, running the cattle-fattening station of Tallandoon, above Tallangatta, in the 1860s. Kaye was a member of the Legislative Council whilst Butchart who had arrived in the colony in 1837 leased many runs both singly and with a variety of partners: Tongola at Lyndhurst, Strathfillan, Myer's Creek, McMillan's Bushy Park and Stratford, to name but a few.

Description

The facade is almost identical to its 1869 form, save the addition of one floor; the top floor being a replication of the former first floor and parapet. Superposition of Ionic order columns over a base Tuscan order is the trabeation applied to the arched fenestration which exists at all levels. The proportions and mouldings are elegant, the added top floor being suitably reduced in height to preserve the existing graduation of storey height.

It is possible that the stucco facade was applied after construction in 1859 but before the photograph of 1869: no building permit application supports this however..

Integrity

The top floor has been added (1919-20) sympathetically, the chimneys removed, air units added to windows and the shopfront joinery is partly new but sympathetically done. An illuminated sign has been added discreetly.

Streetscape

Period detail and finish are shared by the adjoining building.

Significance

Melbourne's earliest surviving stock and station agency, built for and occupied by one of the two earliest stock and station agencies and, despite the added floor, an elegant, early and well preserved stucco facade.

INFORMATION ONLY -
NOT ADOPTED BY COUNCIL



Street No.	421	Current Heritage Status of Building
Street Name	Bourke Street	RNE
Bldg Name	Kaye Butchart & Co Building	HV
Bldg date	1859, 1919	NT
Period	Victorian	MCC C
Original use	Offices	Shopfront Grading <input type="checkbox"/> A <input checked="" type="checkbox"/> B
Current use	Retail/ Offices	Shopfront condition <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Shopfront period	<input type="checkbox"/> 1850-1895 <input type="checkbox"/> 1895-1916 <input checked="" type="checkbox"/> 1916-1930 <input type="checkbox"/> 1930-1945 <input type="checkbox"/> 1945-1970 <input type="checkbox"/> 1970-2000	Statement of Significance An unusual cross between shop window and display case. The windows may date from the 1919 conversion of this office building to retail use, and are well integrated, and sympathetic to, the building.
Notes office building modified in 1919 probably including introduction of shopfront timber windows possibly original (1919), side window aluminium.		

HERITAGE SHOP FRONT DATA SHEET

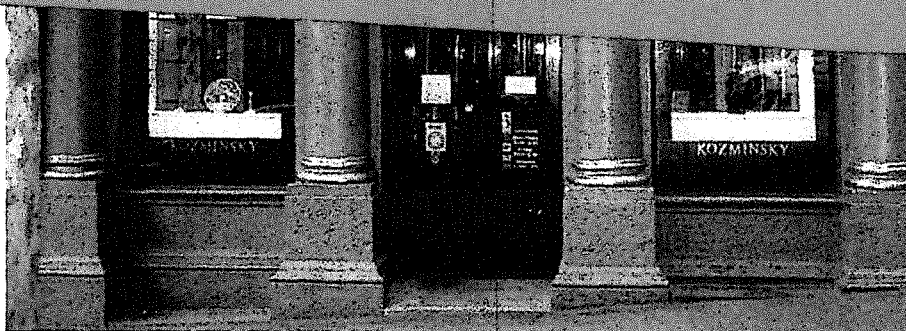
IMPORTANT:

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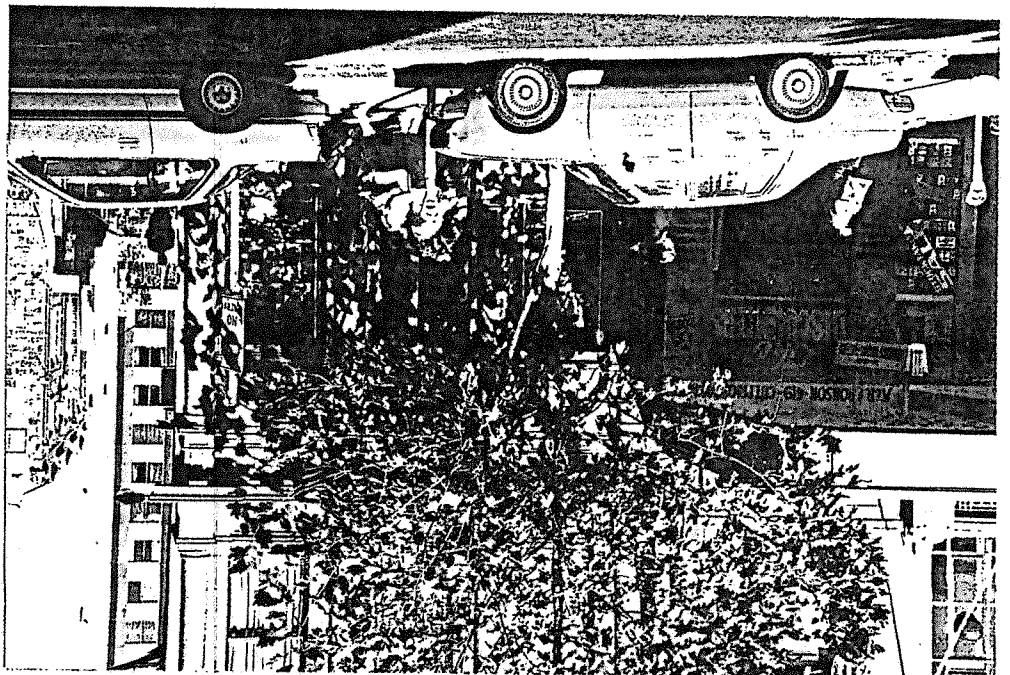
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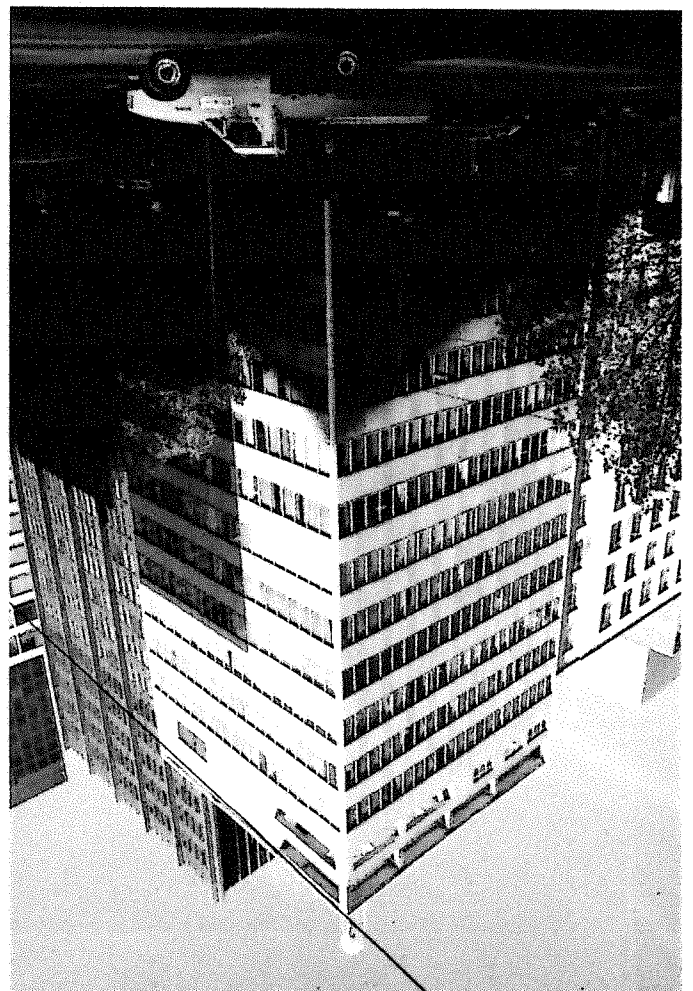
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Street No.	421	Current Heritage Status of Building	RNE
Street Name	Bourke Street		
Bldg Name	Kaye Butchart & Co Building		HV
Bldg date	1859, 1919		NT
Period	Victorian		MCC C
Original use	Offices	Shopfront Grading	<input type="checkbox"/> A <input checked="" type="checkbox"/> B
Current use	Retail/ Offices	Shopfront condition	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
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Notes office building modified in 1919 probably including introduction of shopfront timber windows possibly original (1919), side window aluminium.			



OTHER COMMENTS (A) LESLIE M. PERROTT & PARTNERS. (C) PEARL ASSURANCE CO.; EXPRESSES PERIOD/TYPE; PHOTO (11-P16);



紅

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING TITLE	GENERAL POST OFFICE	TYPE INTERIOR, PUBLIC
----------------	---------------------	-----------------------

HBR NO

AHC

No

1

NEG FILE 23-32

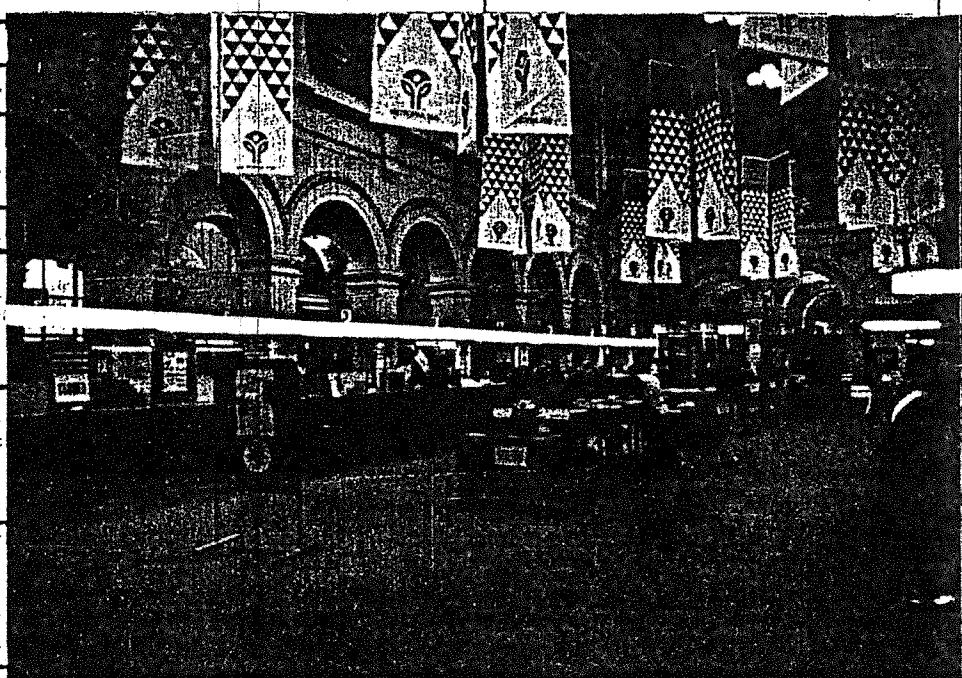
VOL _____ FOL _____

PERIOD ☐ Edvardine

<input type="checkbox"/> Early Victorian	<input type="checkbox"/> Inter War
<input type="checkbox"/> Victorian	<input type="checkbox"/> Post War

SOURCE

MATERIALS
WHERE NOT APPARENT



• FEATHER MAY HAVE BEEN ALTERED

unprinted element center	<input checked="" type="checkbox"/>	unprinted document by center	<input checked="" type="checkbox"/>	retains evidence of early colour of interior	<input checked="" type="checkbox"/>	interior show front	<input checked="" type="checkbox"/>	post supported shop veranda	<input checked="" type="checkbox"/>	elaboration standard section of common covered building	<input checked="" type="checkbox"/>
--------------------------------	-------------------------------------	------------------------------------	-------------------------------------	--	-------------------------------------	---------------------------	-------------------------------------	-----------------------------------	-------------------------------------	---	-------------------------------------

Interior
recommended for
inspection.

INTEGRITY	Good	<input type="checkbox"/>	Nos
	Fair	<input type="checkbox"/>	Nos
	Poor	<input type="checkbox"/>	Nos

CONDITION Good ☐ Nos
 Fair ☐ Nos
 Poor ☐ Nos

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
1	2	3	4	5	6	7

[illegible]

0 - PRIMITIVE ORIGINAL DESIGN; 1 - PRIMITIVE SYNTHETIC ALTERNATIVE; 2 - PROVE; 3A - PROVE BY APPROVED METHOD

OTHER COMMENTS *see VI p.330 ; BURLEY GRIFFIN PITTMAS ?*

GENERAL POST OFFICE**338-352 BOURKE STREET AND 188-218 ELIZABETH STREET MELBOURNE**

VHR Number	H903
File Number	600695
Year Construction Started	1859
Year Construction Completed	1907
Municipality	Melbourne City
Municipality 2	Melbourne City
Extent of Registration	To the extent of the building known as the General Post Office, Melbourne; and the land as defined by the Heritage Council.
Other Listings 2	National Trust of Australia (Victoria)
Other Listings 3	Register of the National Estate
Architect/Designer	Johnson, Arthur E
Architectural Style	Victorian Period (1851-1901) Free Classical
General References	Melbourne Architecture , Philip Goad, 1999, p.36, Watermark Press Melburne, The City's History and Development , Miles Lewis, 1995, MCC Conservation Management Plan: General Post Office , Australian Construction Services, 1988, Department of Administrative Services Melbourne general post office, Melbourne, Victoria: conservation management plan , Robert Sands Pty Ltd, 1988, Australia Post Submission in support of the inclusion of General Post Office, Melbourne on the Historic Buildings Register , Allom Lovell and Associates Pty Ltd, 1991, Australia Post
Spatial Information	-37.81512, 144.96196
Heritage Act Categories	Heritage place

Click on the arrow below to view the Item Categories.

▼ **Item Categories**

Item Group	Item Category
Postal and Telecommunications	Post Office

Click on the arrow below to view the Statement of Significance. Note: Some records may not yet have a Statement of Significance.

▼ **Statement of Significance**

What is significant?

The first General Post Office was built on the corner of Elizabeth and Bourke Streets in 1852, and was replaced by the current much grander building begun in 1859. A competition was held in two parts, for what was described as the 'architectural design' and the 'internal management'. The architects Crouch & Wilson won the first part of the competition but a scandal was caused when the government adopted the second-placed design of A E Johnson. The Chief Architect of the Public Works Department, William Wardell, is also known to have influenced the final design. The initial two storey building was completed by 1867. As a result of severe overcrowding a new design by Johnson added a third storey and tower by 1887, with the work supervised by Peter Kerr of the Public Works Department. The new Mansard roofs gave the building a touch of the French Second Empire style. In 1906-7 additions were made to the Elizabeth Street facade consisting of two storeys and a basement constructed by Swanson Bros. The original intention to extend as far north as Little Bourke Street has never been realised. In 1919 the original sorting hall was converted to public space following designs by two architects, Walter Burley Griffin and J S Murdoch. The General Post Office was the venue for Postal and Telegraphic conferences in 1892 and 1897, in the lead up to Federation, at which the colonial postal authorities discussed rationalising international postal routes to Australia.

How is it significant?

The General Post Office is of historical, architectural and social significance to the State of Victoria.

Why is it significant?

The General Post Office is historically significant as one of the most important public buildings in Victoria. It represents the vital role played by postal communications in the early development of the colony by maintaining links with the Britain and Europe, and forming the focus of a network of postal services throughout the dispersed population of Victoria. It also reflects the continuing importance of postal services

in the state since 1841. The building is closely associated with the growth of Melbourne and Victoria as a colony and a State. The phases of development and expansion reflect the changing fortunes of the State.

The General Post Office is architecturally significant for its vast scale, unprecedented even in Britain. This is enhanced by the architectural grandeur and location of the building at the heart of Melbourne's business district. The unified system of the trabeated architectural orders of Doric, Ionic and Corinthian columns and pilasters placed over an arcuated structure belies the buildings construction in several stages over a period of many years. The building's development is associated with several well known and individually recognised architects including Crouch and Wilson, Arthur Ebsen Johnson, William Wardell, Walter Burley Griffin and John Smith Murdoch. Despite its incomplete state, the building retains a strong sense of unity and few buildings of the period retain internal spaces of such scale and grandeur in Victoria. The successful redesign of the ground floor, converting it from the original mail room to public space was one of American architect Walter Burley Griffin's first Australian projects after his successful entry in the Canberra design competition.

The General Post Office is socially significant as a familiar public landmark. The approach stairs and clock tower are city landmarks and have provided the focus in Bourke Street for public meetings, demonstrations, Armistice Day celebrations and New Year's Eve revelries. The building is the point from which distances from Melbourne to other Victorian centres are measured.

Click on the arrow below to view the Images. Note: Some records may not yet have images.

▼ **Images**

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 376-378 BOURKE ST.

BUILDING TITLE

TYPE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE 23.29

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☐

Victorian

☒

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

unpainted
cement
render☐unpainted
decorative
br. work☐retains evidence
of early colours
or finishes☐impacted
shop
front☒shop
verandah☒elaborate/high standard
finish of cement
rendered surfaces☐

TYPICAL CURTAIN WALL / SPANDRELS

Interior
recommended for
inspection.☐

INTEGRITY

Good

☒

Nos

Fair

☐

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; P = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

TYPED & RA.

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 414-416 ROUCE ST.

BUILDING TITLE

TYPE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE 23.25

TITLE

VOL

FOL

STYLE NED-4REC

PERIOD

☐

Edwardian

☐

Early Victorian

☒

Inter War

☐

Victorian

☐

Post War

CONSTRUCTION DATE

1927-8

SOURCE

80 p 313

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

undainted
cement
render☐undainted
decorative
stucco work☐retains evidence
of early colours
or finishes☐

fence

☐verandah
decoration☐verandah post
and structure☐decorative
shop
front☒post
supported
shop verandah☐elaborate/high standard
design of cement
rendered surfaces☐Interior
recommended for
inspection.☐

INTEGRITY

Good

☒

Nos

Fair

☐

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

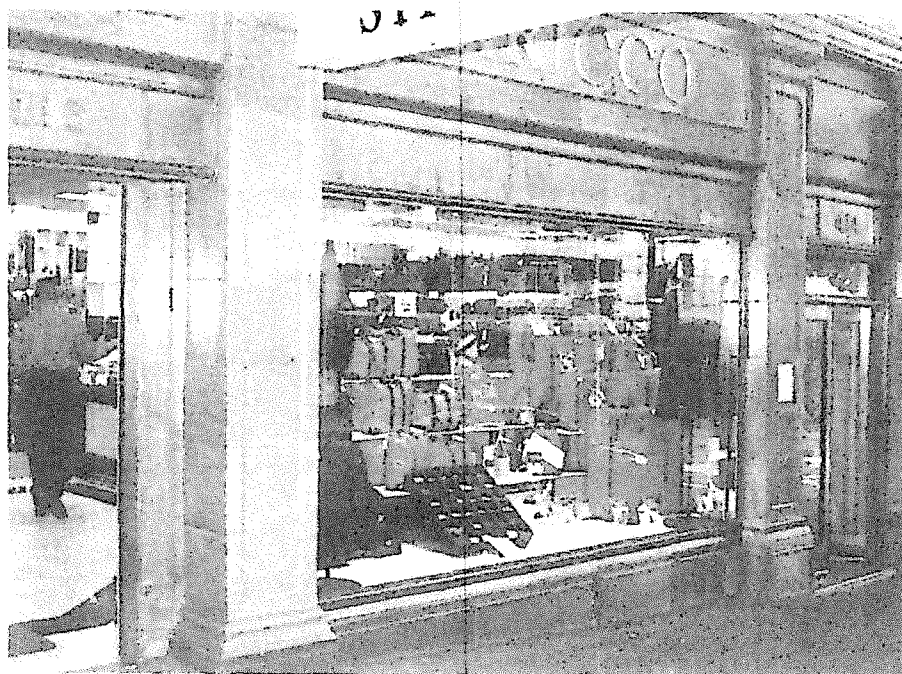
RECS

COLOURS

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS (OI H.S. SMITH EST.

INFORMATION ONLY -
NOT ADOPTED BY COUNCIL



Street No.	414 - 416	Current Heritage Status of Building RNE HV NT MCC C
Street Name	Bourke Street	
Bldg Name		
Bldg date	1927 - 1928	
Period	Inter War	
Original use	Retail / Offices	Shopfront Grading <input checked="" type="checkbox"/> A <input type="checkbox"/> B
Current use	Retail / Offices	Shopfront condition <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor
Shopfront period	<input type="checkbox"/> 1850-1895 <input type="checkbox"/> 1895-1916 <input checked="" type="checkbox"/> 1916-1930 <input type="checkbox"/> 1930-1945 <input type="checkbox"/> 1945-1970 <input type="checkbox"/> 1970-2000	Statement of Significance A very impressive inter-war shopfront consisting of a simple window and doors, integrated with the architectural elements that are part of the building's facade as a whole.
Notes GILL shopfront gilding metal, copper panels, modern rendered finish		

Central Activities District Conservation Study

Citation

** Bourke Street 418-420
418-420 Bourke
Street History

Rate books described this as the 'Gothic Building' in early entries, also citing its six levels and office use. It was designed by arch-contemporary Gothicist, Charles D'Ebro (Wool Exchange, Collins Street) and owned by the City Proprietary Company, Ltd. The builder was H.W. McMullen and the permit description (1890) 'shop and three warehouses.' The 'shop' was kept by Alex Morrison, saddler, for many years to come, but was eventually shared in the late 1890s by the Everard Brothers (420), tea merchants, Little & Co. tailors and Robert Suffern, wine agent (420). Tenancies had blossomed in the next decade under the official title of Gothic Chambers (418A). Alfred Seidel, litho printers and the workshops of J.A. Newton & Co. Pty. Ltd. accompanied Morrison's saddlery. By 1920, L.W. Garrington and Greaves & Jefferies, manufacturers, had replaced the previous tenants on the second floor. Twenty years on, Murphy Luke & Co. solicitors, forged an unusual alliance with the ever-present saddler on the ground floor.

Description

Venetian Gothic, like the Metropolitan Tramways Building, the Oldfleet (1891), the Rialto (1890), the Stock Exchange (1891) and (to a lesser extent) the Wool Exchange (1891), it was one of the small number of large commercial designs to go Gothic, instead of following the prevailing Italian Renaissance derivatives favoured for serious businesses. Terry & Oakden's Gothic banks had been an exception in the mid to late Victorian period but the emerging Medieval preoccupation in the 1890s was cut off abruptly by the financial crash of 1893.

An exposed gabled roof (instead of hipped), a gabled parapet (instead of corniced parapet), face brickwork (instead of stucco) and pointed arches (instead of rectangular window openings) were the main contrasting elements in the design. Eclectic detail followed, with the parapet corbel table and arcade, the label moulds over windows and the Romanesque inspired frieze within the iron balustrade and on post moulding, all supporting the image shift away from the classical. It was, however, apparently done on a budget and compares more with the nearby Tramways Building (1890) than the richly detailed Oldfleet.

External Integrity

Shopfronts and canopy new, details altered.

Streetscape

In a mixed commercial streetscape with fenestration and eclectic detail as the visual link.

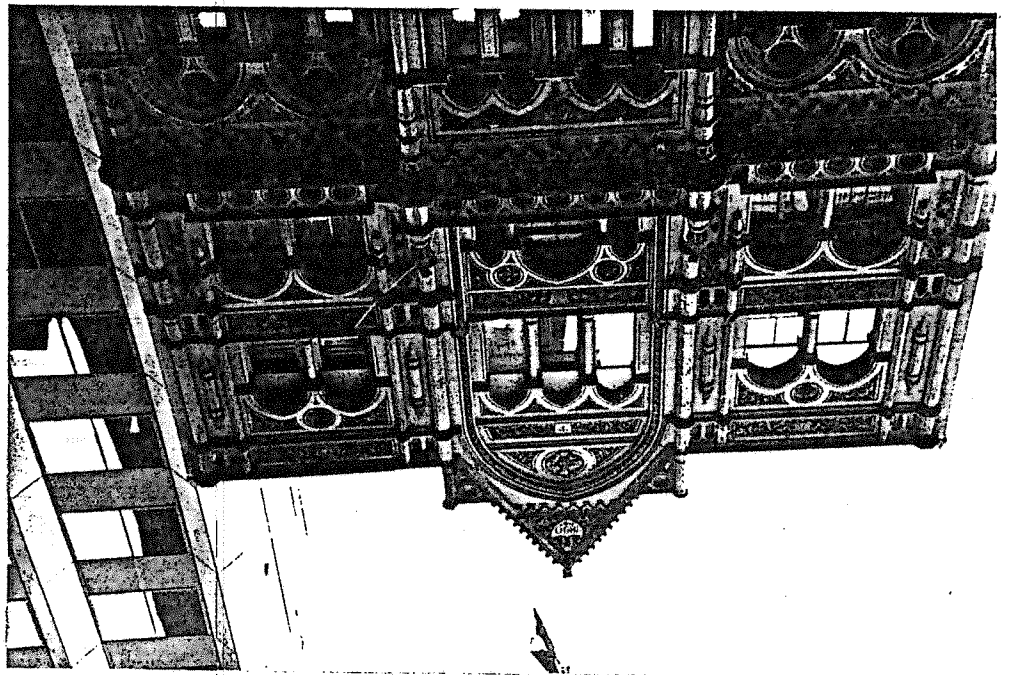
Significance

A competent if restrained design in a minority commercial style, which retains some notable detailing and finishes.

INFORMATION ONLY
NOT ADOPTED BY
 COUNCIL



Street No.	418 - 420	Current Heritage Status of Building
Street Name	Bourke Street	RNE
Bldg Name	Gothic Chambers	HV
Bldg date	1890 - 1891	NT
Period	Victorian	MCC C
Original use	Retail/ Offices	Shopfront Grading <input type="checkbox"/> A <input checked="" type="checkbox"/> B
Current use	Retail/ Offices	Shopfront condition <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor
Shopfront period	<input checked="" type="checkbox"/> 1850-1895 <input type="checkbox"/> 1895-1916 <input type="checkbox"/> 1916-1930 <input type="checkbox"/> 1930-1945 <input type="checkbox"/> 1945-1970 <input checked="" type="checkbox"/> 1970-2000	Statement of Significance Elements of the unusually large original nineteenth century window survive, with sympathetic 1970s timber detailing.
Notes Modern canopy, original metal columns, basalt plinth, modern timber windows and door		



ANZ BANK

376 - 392 COLLINS STREET MELBOURNE

VHR Number	H34
File Number	601914
Other Names	GOTHIC BANK AND MELBOURNE STOCK EXCHANGE
Year Construction Started	1883
Municipality	Melbourne City
Extent of Registration	To the extent of all of the exterior fabric of the building known as the ANZ Bank, being both the building known as the Gothic Bank and the former Stock Exchange building, including the banking chamber, the vaults and the former residence on the first and second floors; and the Cathedral Room on the ground floor of the former stock exchange and the entrance way to this room, and land as defined by the Heritage Council.
Architect/Designer	Wardell, William W
Architectural Style	Victorian Period (1851-1901) Gothic Revival
Additional Information	Comparisons: The other Gothic style banks in Victoria are:

? Former E S & A Bank, 139 Nelson Place, Williamstown Architect : Leonard Terry tenders called 31/3/73. Two storey symmetrical, face brick with stone (?) dressings.

? Former E S & A Bank, 343 Burwood Road Hawthorn. H 516 Architect, Leonard Terry. Tenders called 2/8/73. two storey arcaded symmetrical, and substantially intact

? Former E S & A Bank, 307 Clarendon Street, South Melbourne. Architect Terry and Oakden, tenders called 5/6/80. Two storey , symmetrical, face brick, stone(?) dressings

? Former E S & A Bank, 279 Bay Street, Brighton. Architects Terry and Oakden . Tenders called 3/4/82. Single storey symmetrical, substantially intact

? Former E S & A Bank, 1527 Dandenong Road, Oakleigh. Architect, Terry and Oakden, tenders called 28/2/83. single storey, parapet, altered.

? Former E S & A Bank, 175 High Street, Kew. Architect Terry and Oakden, tenders called 28/3/83. two storey but altered with canopied glass shopfront

? Former E S & A Bank, Cnr Burke and Riversdale Roads, Camberwell Junction. Architect William Wardell and Vernon. Contract signed 15/10/85. Two storey, crow-stepped gable - side additions and minor alterations.

? Former E S & A Bank, Cnr King and Lonsdale Street, Melbourne. Architects Terry and Oakden, tenders called, 28/7/83. Two storey face dichromatic brick, asymmetrical. Contrasting brick bands and dressings have been painted.

? Former E S & A Bank 403-405 Mount Alexander Road Ascot Vale Architects Terry and Oakden

Both Oakleigh and Kew have been altered

General References

380 Collins Street An Appraisal of the Conversation Constraints Revised Report, Allom Lovell & Associates, 1998, 1 - 50

380 Collins Street, Peddle Thorp & Learmonth Pty Ltd, 1989

380 Collins Street, Melbourne, Lewis, M, 1989

380 Collins Street: an appraisal of the conservation constraints and the proposed redevelopment, Allom Lovell and Associates Pty Ltd, 1989, Peddle Thorpe and Learmonth Pty Ltd

380 Collins Street: An appraisal of the conservation constraints and the proposed redevelopment - Revised report, Allom Lovell & Associates Pty Ltd, 1989, Peddle Thorp & Learmonth Pty Ltd

380 Collins Street: permit conditions supplementary details, Peddle Thorpe and Learmonth Pty Ltd, Allom Lovell and Associates Pty Ltd, 1990, Historic Buildings Council

Spatial Information -37.8178, 144.96042
Heritage Act Categories Heritage place

Click on the arrow below to view the Item Categories.

▼ **Item Categories**

Item Group	Item Category
Commercial	Bank
Commercial	Commodity Exchange

Click on the arrow below to view the Statement of Significance. Note: Some records may not yet have a Statement of Significance.

▼ **Statement of Significance**

What is significant?

The ANZ Bank building at 376-392 Collins Street Melbourne, is an amalgamation of two buildings: the former ES&A 'Gothic' Bank, on the corner site, and the former Melbourne Stock Exchange, fronting Collins Street. While both these designs are specifically Gothic in style, their appearance is a demonstration of the two vastly contrasting Gothic revival developments in Melbourne during the 1880s and 1890s. The Gothic Bank was the first building to be constructed and is an example of the first Gothic style. It was designed by William Wardell, to fairly detailed specifications laid out by the General Manager, Sir George Verdon. The style is restrained externally, and internally graceful and ornate. It is secular Gothic, although Wardell had previously made a name for himself through church architecture. Goss & Mason were the contractors and Alexander Todd was appointed as Clerk of Works. The works began in 1883 and the building was opened in May 1887, a year late. The final cost was over £77,000, almost twice the budget. The entire ground floor was established as the banking chamber, and the first and second floors as a residence for the General Manager. Sir George Verdon moved into the residence in 1888 and remained there until his retirement. In 1934 the Lyceum Club leased these rooms and used them until 1957.

The former Stock Exchange was designed by the Melbourne architect William Pitt and was constructed in 1887. The style has been labelled Free Gothic and is far less restrained than the earlier building. The facade is extremely ornate and each level has been designed differently. Pitt was one of the best known executors of this new Gothic style in Melbourne, who at the time received criticism from more conservative designers. The total cost of the building, including the land, was £254,000. Overall the land purchase and building construction were a poor investment and in 1921 the Stock Exchange, due to financial difficulties, was forced to sell its property back to the ES&A Bank for only £136,500. The main trading floor for the Stock Exchange was on the ground level in a large vaulted chamber, known as the Cathedral Room. This room was designed with the reverence and grace of a church, an impression emphasised by the vaulted roof and the stained glass windows. In 1923 the bank renovated the site to combine the two buildings, thus enlarging the Banking Chamber, leasing the offices and running the Safe Deposit.

How is it significant?

The ANZ Bank at 376 - 392 Collins Street Melbourne is of architectural, historical and social significance to the State of Victoria.

Why is it significant?

The ANZ Bank is architecturally significant as the first ES&A Bank to be designed in the Gothic style that was to become a trademark for the banking corporation. It is also significant for the scale and ornate grandeur of both the interior and exterior, resulting in it being considered one of the finest buildings in Melbourne at the time of its construction. The Gothic Bank and former Stock Exchange are of architectural significance through their association with the prominent Melbourne architects William Wardell and William Pitt. The Verdon chambers within the Gothic Bank are architecturally significant for their extensive size and grandeur. The 1921 alterations to the bank are significant as they represent an interesting solution at the time in inner city expansion; that being renovation and interior redesign rather than rebuilding. The Cathedral Room within the Former Stock Exchange is architecturally significant as a largely original, and very ornate, example of a public business arena.

The ANZ Bank is historically significant as the banking headquarters of the ES&A Bank, positioned on a corner site within the centre of the banking precinct in Melbourne, which was the most important business centre at the time in Australia. This building is also significant for what it illustrates of the banking boom during the 1880s and the subsequent depression of the 1890s. The former stock exchange was built far beyond its means and was never able to recoup the financial outlay of the enormously expensive building. The former residence of the General Manager of the ES&A Bank, on the first and second floors of the Gothic Bank, is significant as the only intact example of an inner city banking residence from the 1880s in Melbourne.

The Gothic bank is socially significant as the site of the Lyceum Club rooms for 32 years.. The Lyceum Club was established in 1912 for women who had demonstrated their ability or commitment to the areas of philanthropy, arts, community service, education, medicine or science, writing or music.

Click on the arrow below to view the Images. Note: Some records may not yet have images.

▼ **Images**

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 119-125 ELIZABETH ST

BUILDING TITLE

TYPE OFFICES, RETAIL
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐

B ☐

C ☐

D ☒

E ☐

F ☐

No

STREETSCAPE

1 ☐

2 ☐

3 ☐

CONSERVATION AREA

SURVEY DATE

NEG FILE

G-2A

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Victorian

☐ Inter War

☒ Post War

CONSTRUCTION DATE

1968

SOURCE

CLIXAPE 53/30

MATERIALS

WHERE NOT APPARENT

PLAST CONC. WINDOW UNITS.

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

unpainted
concrete
render ☐

unpainted
decorative
br. cework ☐

retains evidence
of early colours
or finishes ☐

facade ☐

intact
shop
front ☒

verandah
decoration ☐

post
supported
shop verandah ☐

verandah roof
and structure ☐

elaborate/high standard
design of concrete
rendered surfaces ☐

Interior
recommended for
inspection. ☐

INTEGRITY

Good ☒

Nos

Fair ☐

Nos

Poor ☐

Nos

CONDITION

Good ☒

Nos

Fair ☐

Nos

Poor ☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

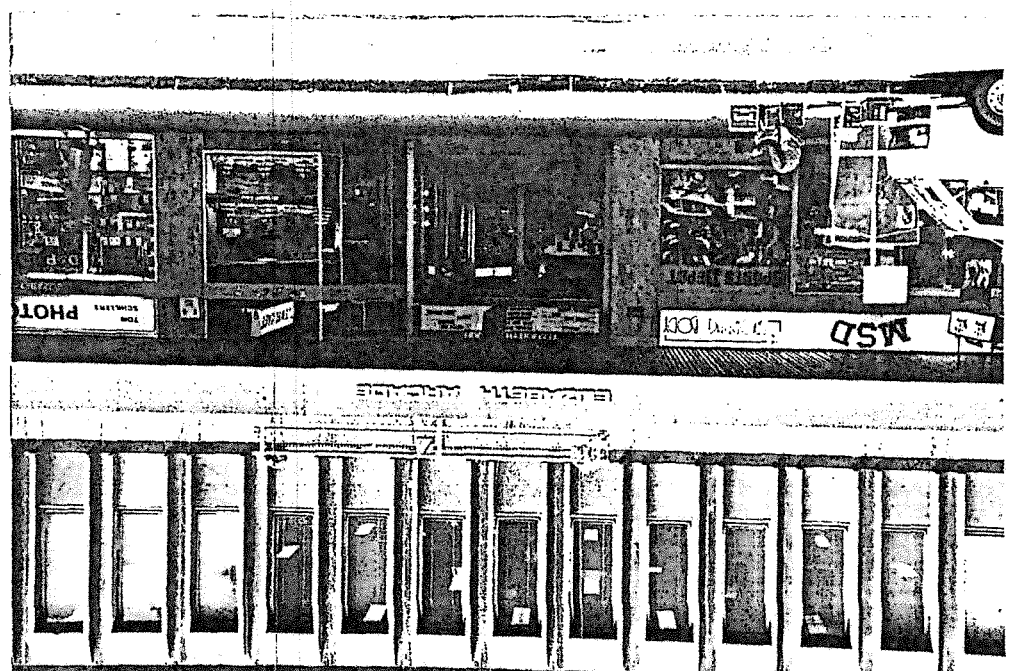
RECS

EXTREMELY INAPPROPRIATE

RECS

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; * = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS



CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS

107-109 ELIZABETH ST

BUILDING TITLE

WARROP'S BUILDINGS

TYPE OFFICES, RETAIL
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☐

D

☒

E

☐

F

☐

No

STREETSCAPE

1

☐

2

☐

3

☒

CONSERVATION AREA

SURVEY DATE

NEG FILE

6-26

TITLE

VOL

FOL

STYLE

PERIOD

☒

Edwardian

☐

Early Victorian

☐

Inter War

☐

Victorian

☐

Post War

CONSTRUCTION DATE

1914
PPT.

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

unpainted
cement
render☐unpainted
decorative
brickwork☐retains evidence
of early colours
or finishes☐intact
shop
front☐elaborate
supported
shop veranda☒elaborate high standard
detail of cornice
rendered surfaces☐

1. CANOPY ADDED C.1925-35?

Interior
recommended for
inspection.☐

INTEGRITY

Good ☐ NosFair ☒ NosPoor ☐ Nos

CONDITION

Good ☐ NosFair ☒ NosPoor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
	NEW CANOPY ?		SHOP FRONT NEW	O/S		
			AIR UNITS ADDED	R/S		
			WINDOW DETAILS NEW	O/R	(SEE BELOW)	

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS V1 P.97, 96;

A black and white photograph of a street scene in Melbourne. On the left is a tall, dark, modern building. In the center is a three-story light-colored building with a 'National Australia Bank' on the ground floor. To the right is a multi-story building with 'BERNARD'S' and 'SEIZO JEWELLERS SERVICES' signs. Several cars are parked on the street in front of the buildings.

#2

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985BUILDING ADDRESS REAR 201-9 ELIZABETH ST (SOMERSET PL.)

BUILDING TITLE

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐B ☐C ☐D ☒E ☐F ☐

No

STREETSCAPE

1 ☐2 ☐3 ☒

CONSERVATION AREA

SURVEY DATE

NEG FILE

30.7

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian☒ Early Victorian☐ Inter War☐ Victorian☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

unpainted
cement
render ☐unpainted
decorative
brickwork ☐retains evidence
of early colours
or finishes ☐intact
shop
front ☐post
supported
shop verandah ☐elaborate/high standard
design of cement
rendered surfaces ☐fence ☐verandah
decoration ☐verandah roof
and structure ☐Interior
recommended for
inspection. ☐

INTEGRITY

Good ☐ NosFair ☒ NosPoor ☐ Nos

CONDITION

Good ☐ NosFair ☒ NosPoor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

STAIR MODIFIED

K/S

NEW WINDOWS

C/S

PPT. ALTERED

"

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 211-13 ELIZABETH ST.

BUILDING TITLE

TYPE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE

C-24

TITLE

VOL

FOL

STYLE MED - GREG.

PERIOD

☐

Edwardian

☐ Early Victorian☒

Inter War

☐ Victorian☐

Post War

CONSTRUCTION DATE

SOURCE

1923
PPT.

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render☐unpainted
decorative
br. work☐retains evidence
of early colours
or finishes☐

fence

☐verandah
decoration☐verandah post
and structure☐shop
front☒shop
verandah☒elaborate/high standard
design of cement
rendered surfaces☐Interior
recommended for
inspection.☐

INTEGRITY

Good

☒

NOS

Fair

☐

NOS

Poor

☐

NOS

CONDITION

Good

☒

NOS

Fair

☐

NOS

Poor

☐

NOS

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS SEE V1 P. 97,

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM	GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985
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BUILDING ADDRESS 217-15 ELIZABETH ST.

BUILDING TITLE	EDINBURGH CHAMBERS	TYPE RETAIL Original Use (if not Residence)
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EXISTING DESIGNATION	HBR NO	AHC
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GRADING A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

STREETSCAPE 1 ☐ 2 ☐ 3 ☒ CONSERVATION AREA

SURVEY DATE																																																																																																																																																													
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NEG FILE 6.22

TITLE			
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VOL. 100 P. 100

STYLE

PERIOD

☒ Early Victorian

☐ Victorian

☐ Edwardian

☐ Inter War

☐ Post War

CONSTRUCTION DATE

SOURCE
(80)A-309-550112

MATERIALS
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE											
* FEATURE HAS BEEN ALTERED											
undisturbed ceiling render	<input type="checkbox"/>	undisturbed decorative brickwork	<input checked="" type="checkbox"/> ²⁷	retains evidence of early colours or finishes	<input type="checkbox"/>	intact shop front	<input type="checkbox"/>	verandah decoration	<input type="checkbox"/>	verandah roof and structure	<input type="checkbox"/>
								post supported shop verandah	<input type="checkbox"/>	elaborate/rich standard design of cement rendered surfaces	<input type="checkbox"/>
<p>27</p> <p>— STONE DRESSINGS, REAR ELEVATION.</p> <p>— EARLY COMMERCIAL COLOURED BRICKWORK.</p>											
Interior recommended for inspection.	<input type="checkbox"/>										

INTEGRITY	Good	<input type="checkbox"/>	Nos	CONDITION	Good	<input type="checkbox"/>	Nos
	Fair	<input checked="" type="checkbox"/>	Nos		Fair	<input checked="" type="checkbox"/>	Nos
	Poor	<input type="checkbox"/>	Nos		Poor	<input type="checkbox"/>	Nos

ALTERATIONS AND RECOMMENDATIONS

[illegible]

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; RM = REMOVE BY ALTERNATE METHOD

OTHER COMMENTS *CAD STUDY: RETENTION IMPORTANT; SEE SLV PHOTO*
42519; 1869; VI p. 96;

Central Activities District Conservation Study

Citation

** Elizabeth Street 245-247
245-247 Elizabeth History
Street

For a long period a branch of the Commercial Bank of Australia Ltd., with one D. H. Prince (investor) as the sole tenant, it underwent a major change in 1960 when an estimated 7840 pounds was spent by the bank to modify the facade and its window openings to the present form. The next major alteration was in 1982 when the present ground level was developed and occupied by Ted's photographic store. By then the bank had departed, the building having been occupied by a finance company during the 1970s.

Description

An austere three storey cement rendered parapeted facade, apparently the result of a 1960 renovation and later work, comprising the introduction of a new aluminium shopfront suite. No indication exists of any earlier building from the front street view.

External Integrity

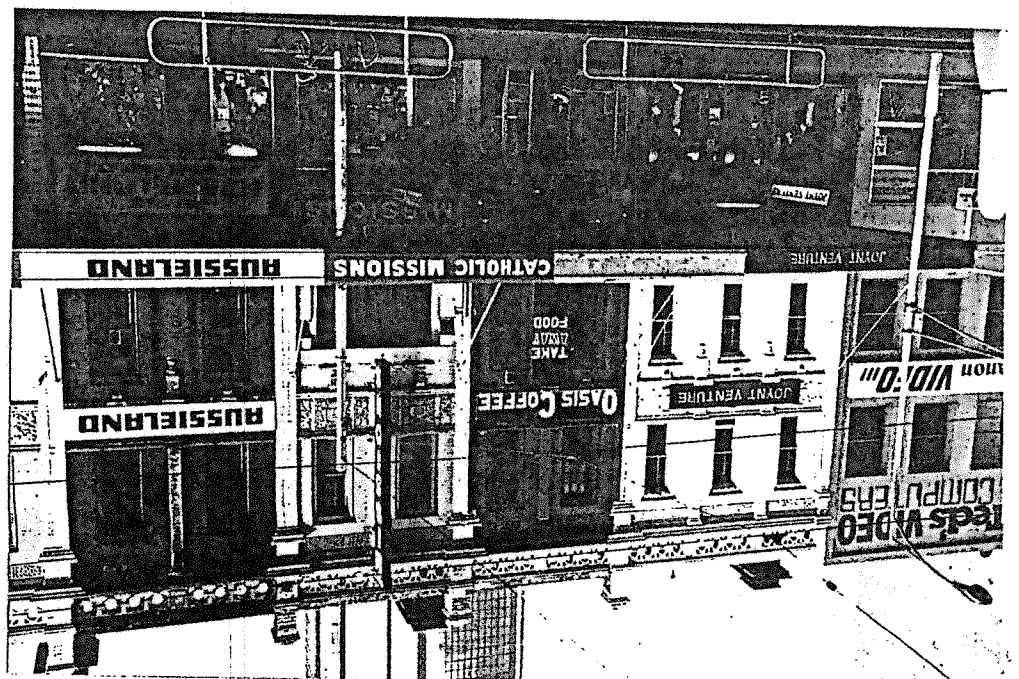
Numerous signs added.

Streetscape

An almost neutral compatible volume to the ornate late 19th century streetscape to the north and presumably is a renovation of a building from that period.

Significance

No apparent significance.



Central Activities District Conservation Study

Citation

** Elizabeth Street 249-259
249-259 Elizabeth Street History
Street

For a long period two-storey shops and residences, these buildings evidently gained a storey and a new facade in the mid to late 1890s, following the pattern of their neighbour 261, and were possibly architect, D. C. Askew's design (see 261 Elizabeth Street).

The change was a subtle one and fragmented. 245 (now defaced) & 249 and 257-9 Elizabeth Street were owned by a Mrs. C. Wilson (later David Wilson) in the early 1890s, each possessing a shop and four or five rooms. 249 came under an agent (Agnew) and 245 went to the Bank of New South Wales, both being extended in 1896 to encompass nine rooms each. 257-9 also left the Wilson family's ownership, being rebuilt during 1896-7 for the Equity Trust Ltd. who now also owned the intervening shops of 253-5 Elizabeth Street (previously owned by Mrs. Burney). The latter pair was renovated or rebuilt in 1895-6. Despite the apparent multiplicity of owners, it is possible that some common thread existed (most are agents or trustees) and that 261 (also once owned by the Wilson's) shared their designer.

Description

A three-storey, much altered, and originally two-storey shops and offices row, in the English Queen Anne or Elizabethan revival manner, the upper level composition is commenced by the impressive 261 Elizabeth Street, with its high Elizabethan gable, bayed cornice line and extended cement parapet piers and orbs. The elevation continues to the south in a more conservative form but, nevertheless, highly ornamented.

The main parapet has a guilloche balustrade, between raised piers, and below that the main cornice entablature is comprised of a vermiculated panel. The second storey floor line possesses a broad foliated frieze, which alternates with a Medieval shield or Heraldic motif - both options deriving from English Medieval ornament and surrounded by foliated designs.

What commences as tall-arched fenestration elements at 261, extends to the south in a more simple form with shallow segment-arched windows on both the second and third levels. Piers, both full length and truncated at the second storey line, divide each window group, following a prescribed pattern which falters only at 249-251 where the typical two-bay composition becomes three-bays. Just visible over the parapet are the heavy Victorian pattern cement chimney cornices, contrasting with the cushion cornice form of 261 Elizabeth Street.

External Integrity

Bricks have been painted on all but 257, obtrusive signs have been added to 261, 255, 253 and 249-251 at the upper levels and all ground levels have been replaced in a generally unsympathetic form. A cantilevered canopy has been added c1920 and the first level windows replaced completely on Number 255. Parapet orbs are missing on all but 259. Number 245 appears to have once been part of the row but has now been completely defaced.

Streetscape

Relates in scale and in period detail to the corner Michael's Building and in scale and fenestration to the defaced buildings to the south.

Significance

Central Activities District Conservation Study

Citation

More a support for the individually notable 261 Elizabeth Street, this streetscape of shops and residences nevertheless possesses some notable ornament but has been altered in detail.

A three-storey, much altered, but originally impressive shops and offices row, the English Queen Anne or Elizabethan manner, the upper level composition is commenced by the impressive 261 Elizabeth Street, with its high Elizabethan gable, bayed cornice line and extended cement parapet piers and orbs. The elevation continues to the south in a more conservative form but, nevertheless, highly ornamented. The main parapet has a guilloche balustrade between raised piers and below that the main cornice entablature is comprised of vermiculated panel. The second storey

CAD CONSERVATION STUDY REVIEW- PRELIM. CITATIONS

floor line possesses a broad foliated frieze, which alternates in pattern from a Medieval Shield motif or Heraldic motif - alternates in its general pattern, both options deriving from medieval Heraldic motifs, surrounded by foliated designs. What commences as tall arched fenestration elements at 261, extends to the south in a more simple form with shallow segment-arched windows on both the second and third levels. Piers, both full length and truncated at the second storey line, divide each window group, following a prescribed pattern which falters only at 249-251 where the typical two-bay becomes three-bays.

External Integrity

Bricks have been painted on all but 257, obtrusive signs have been added to 261, 255, 253 and 249-251 at the upper levels and all ground levels have been replaced in a generally unsympathetic form. A cantilevered canopy has been added to c1920 and the first level windows replaced completely on Number 255.

Parapet orbs are missing on all but 259 and 261 and the Numbers 245-257 appear to have once been part of the row, but have now been completely defaced.

Streetscape

Relates in scale and in part Period detail to the corner Michael's Building and in scale and fenestration to the defaced buildings to the south.

21/12/87

Central Activities District Conservation Study

Citation

** Elizabeth Street 261
261 Elizabeth History
Street

In the old retail area of Melbourne (prior to Princes bridge), this strip has housed brick shops with residences ever since Melbourne began. This site (then 175 Elizabeth Street) held W. J. Pierce, hairdresser, in the late 1880s. As 261 Elizabeth, it housed Ernest Rohl, tobacconist, in the 1890s, evidently as part of a two-storey shop row which encompassed 249-59 Elizabeth Street (q.v.).

In September, 1898, an application to build was made by Waring & Rowden; their client and the building's designer being D. C. Askew, a prominent Melbourne architect. The new tenant was Henry Bates, bootmaker; changing to Joshua Langby (pawnbroker) in the 1920s and Harry Vial & Co., leather merchants, from the 1940s into the 1960s. The remaining shops in the row appear to have been renovated and extended one floor soon afterwards.

Askew, formerly of Twentyman & Askew, was a prolific and bold designer of commercial buildings, in particular Stalbridge Chambers, Little Collins Street; The Block, Collins Street and Elizabeth Street; and the Metropolitan Tramways Company Building, Bourke Street. He died 1906.

Description

The picturesque Elizabethan gable, with its serpentine cement ornament, is typical of the period and of some of Askew's past designs (the demolished Connell warehouse, 578-584 Bourke Street, 1903). The tall-arched window openings provide similarities with many of the contemporary commercial designs in Elizabeth Street, mostly carried out by Nahum Barnet, and the Tudor casement sashes complete the architectural allusions to the fusion of Classical and English Medieval period architecture (refer 19-21, 23-29, 31-33 Bourke Street).

External Integrity

New verandah and shopfronts, new obtrusive upper level signs. The shopfront plan (recessed entry) is sympathetic to the period.

Streetscape

Related in scale, original use and period detail to the shop now to the south (249-59) as typical of the shops and residences which have prevailed here since Melbourne's beginnings. Arched openings, parapeted form, finish and scale are also in common with the corner buildings to the north.

Significance

Picturesque in appearance, part of a streetscape and possessing some notable parapet details, the shop has been altered at ground level and is typical of the period. It is of interest as an architect's own speculation (cf. William Pitt and Christopher Cowper).

Central Activities District Conservation Study

Citation

** Elizabeth Street 265-269
265-269 Elizabeth Street History

Michael's Building was the progeny of Emanuel Michael, pawnbroker and jeweller, and his architect, A. W. Purnell. The builder was W. H. Murphy. Before Michael, in the 1880s, the corner had been shared by a pork butcher and another pawnbroker (Joshua Langley). Langley called his premises a 'pawn office,' staying there until the early 1900s, before he moved into the adjacent 261 Elizabeth Street (q.v.). Michael's pawnshop and a confectioner (Denis Black, 1920s) was the usual tenant combination.

Emphasis changed, perhaps with a new generation, in the 1940s. H. I. Michael presided over a chemist and tobacconist shop, at a half-way point to today's purely photographic enterprise. Confectionery also had become more precisely 'dairy produce' in the hands of P. J. Evans. Another generation saw H. I. Michael & Son now dealing as a chemist and the adjoining premises now a restaurant operated by Hermitage Wines; wine shops having been in the vicinity (further south in Elizabeth Street) since the 1880s. Today, Michael's is still run by the family (Tony, Alan Michael).

Description

A three-storey corner reinforced concrete stuccoed building, which possesses an oriel bay to the corner and multiple window bays to the adjoining facades, creating an overall three dimensional effect from what is typically a two-dimensional requirement. The corner bay has a round cupola-like tower extension, which is joined to adjacent bays by a simple main cornice ornamented with stylized brackets either side of each bay. Otherwise the facade is plain, being augmented only by panelling within each facet. The canopy appears to be generally original, with exposed bracket supporting members and embossed metal soffits.

Built of reinforced concrete (1915-16), the design illustrates this fact by its finish, the cantilevering window bays and large, seemingly unsupported glazed areas. In contrast to the almost contemporary Barnet corner designs which always used oriel windows, this elevation is austere and functional. Purnell has designed within Barnet's picturesque French Romanesque revival idiom, but has stripped it to an almost skeletal form, devoid of the applied ornamentation and brick veneers which had been required for external wall fire rating in earlier times.

Arthur Purnell had practised in China during the Boxer rebellion (1900) and absorbed a little of the eastern architectural manner, as demonstrated by his own house in Punt Road, South Yarra, and possibly the unusual approach (given contemporary architecture) seen in this building. The pronounced glazing mullions and simple panelling of the cement surfaces is an indication of this.

External Integrity

The ground level has been completely replaced, although perhaps pier lines have been retained, the piers have been refaced. The canopy fascia has been reclad and the supporting beams boxed in. Numerous signs have been added to the lower level and the upper.

Streetscape

Successfully designed for its corner site and related in part to the earlier mainly face brick elevations which extend to the south. It relates

in detail to 263 Elizabeth and in scale and finish to

Central Activities District Conservation Study

Citation

249-59.

Significance

An unusual commercial design for the period given its early use of rendered reinforced concrete as a wall cladding, and the stylistic idiosyncrasies of its designer. It has been owned and occupied by one family since construction, its use changing subtly with each generation from pawnshop to photographic warehouse.

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS

295-297 ELIZABETH ST.

BUILDING TITLE

TYPE RETAIL
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐B ☐C ☐D ☒E ☐F ☐

No

STREETSCAPE

1 ☐2 ☐3 ☒

CONSERVATION AREA

SURVEY DATE

NEG FILE

21.10

TITLE

VOL

FOL

STYLE MOD GREEK

PERIOD

☐ Edwardian☐ Early Victorian☒ Inter War☐ Victorian☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

List of Abbreviations:

BW = Brickwork

DEC = Decoration

CI = Cast iron

FLR = Floor

TC = Terra cotta

PPT = Parapet

WB = Weather board

VER = verandah

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

unpainted
cement
render ☐unpainted
decorative
brickwork ☐retains evidence
of early colours
or finishes ☐inset
shop
front ☐post
supported
shop verandah ☐elaborate/high standard
design of cement
rendered surfaces ☐verandah
decoration ☐verandah roof
and structure ☐Interior
recommended for
inspection. ☐

INTEGRITY

Good ☐ NOSFair ☒ NOSPoor ☐ NOS

CONDITION

Good ☐ NosFair ☒ NosPoor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

CANOPY RECLAD?

NEW SHOPFRONT

OK

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

