

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING TITLE	CITY OF MELBOURNE BUILDINGS	TYPE
		Original Use (if not Residence)

EXISTING DESIGNATION	HBR NO 437	AHC <input checked="" type="checkbox"/>	NTA-REC.
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GRADING      A ☒      B ☐      C ☐      D ☐      E ☐      F ☐

STREETSCAPE 1 ☐ 2 ☒ 3 ☐ CONSERVATION AREA

SURVEY DATE

NEG FILE 21.2

**TITLE**

VOL. 1 FOL. 1

STYLE ELIZABETHAN-REV.

PERIOD

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

CONSTRUCTION DATE

1893

SOURCE  
ABCN 14.4.88.

MATERIALS  
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

• PLANTING MAY HAVE BEEN ALTERED

unpainted cement render	<input checked="" type="checkbox"/>	unpainted decorative brickwork	<input checked="" type="checkbox"/>	retains evidence of early colours or finishes	<input type="checkbox"/>	intact shop front	<input type="checkbox"/>	post supported shop verandah	<input type="checkbox"/>	elaborate/high standard design of cement rendered surfaces	<input checked="" type="checkbox"/>
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- ELABORATE DETAIL, IRONWORK ORNAMENT SURVIVES; PICTURESQUE  
ROOF LINE/CHIMNEYS, GABLES ETC. CF. WINFIELD BUILDING.

Interior recommended for inspection. ☒

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

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

## ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
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[illegible]

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

OTHER COMMENTS (A) - ELLERKER, KILBURN - (B) W.H. DEANUE

# CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING ADDRESS *124-126 ELIZABETH ST.*

BUILDING TITLE *WODDLE HOUSE*

TYPE *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

*24.5*

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☒ Inter War

☐ Victorian

☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

unpainted  
cement  
render

☐

unpainted  
decorative  
br.ckwork

☐

retains evidence  
of early colours  
or finishes

☐

large

☐

verandah  
decoration

☐

verandah rail  
and structure

☐

inset  
shop  
front

☐

rose  
wooden  
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

*COLOUR, WALL*

*UPPER LEVEL SIGNS*

*R/S*

*SHOPFRONTS NEW*

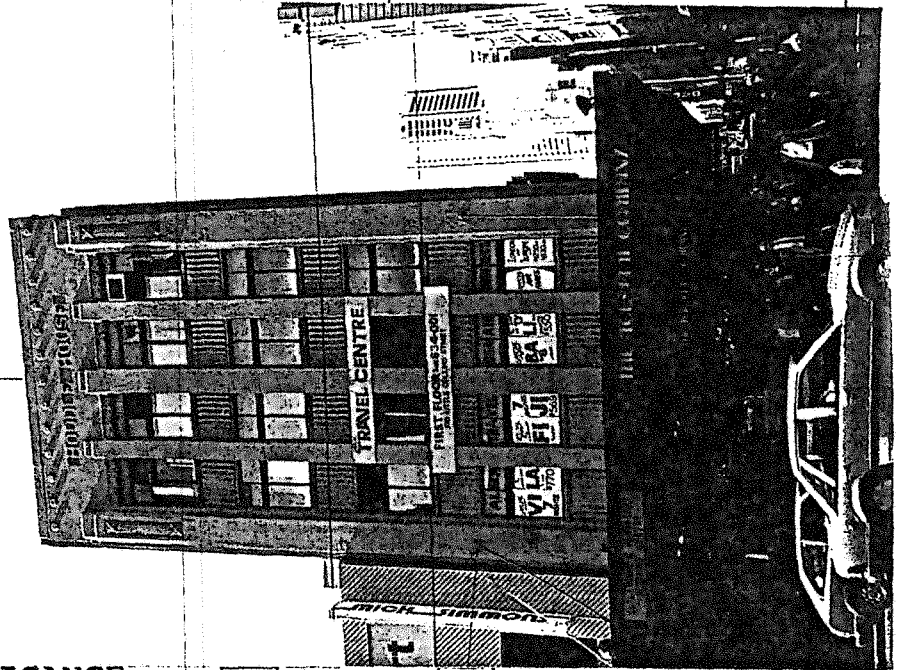
*R/S*

*AIR UNITS ADDED*

*R/S*

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

OTHER COMMENTS



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

BUILDING ADDRESS 136-140 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

NDG FILE

21.6

TITLE

VOL

FOL

STYLE

PERIOD

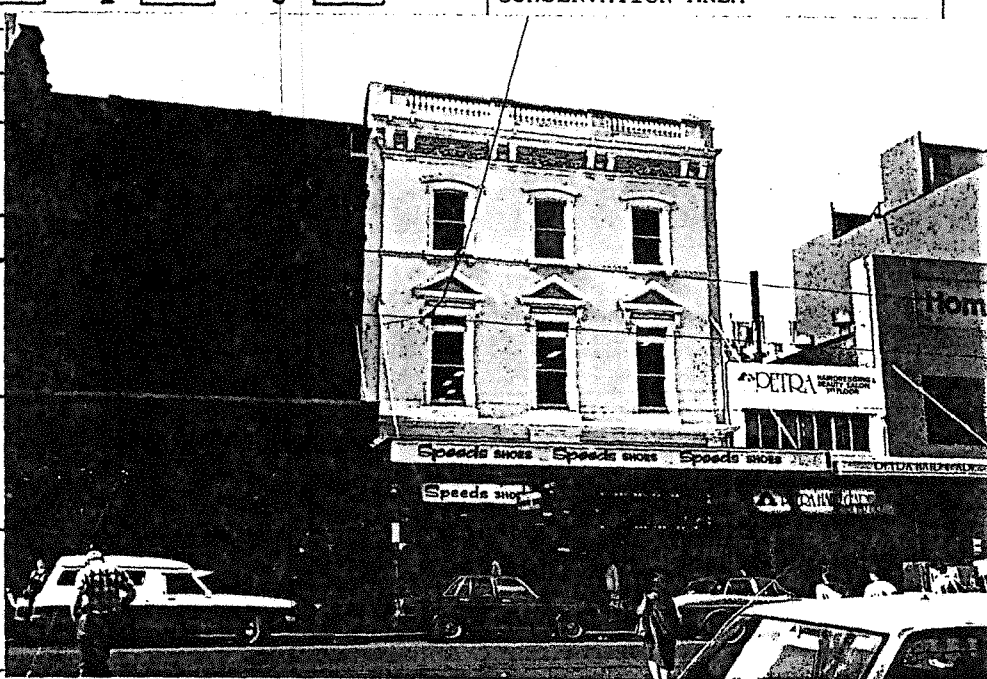
☐ Edwardian☐ Early Victorian☐ Inter War☒ Victorian☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURES MAY HAVE BEEN ALTERED

unpainted  
cement  
render ☐unpainted  
decorative  
br. crows ☐retains evidence  
of early colours  
or finishes ☐inset  
shop  
front ☐verandah  
decoration ☐post  
supported  
shop verandah ☐

B6-60

verandah roof  
and structure ☐elaborate/high standards  
design of cement  
rendered surfaces ☐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

VER. & SHOPFRONT'S NEW  
PDT. UNAS. HOWE? 0/5

OTHER COMMENTS





Central Activities District Conservation Study

Citation

\*\* Elizabeth Street 142-146  
142-146 Elizabeth History  
Street

Along with much of Melbourne, this site was redeveloped in 1887 when its part owner (Gillett) sold it to the adjoining owner (trustees of James Mayne, wine and spirit merchant). The two shops (and offices) continued with their previous occupiers: Mason Brothers, hatters, in 142 and John Charles Stephens, stationer and printer in 146. Mayne had occupied part of the site since the late 1850s but his name was gone by the early 1900s, replaced by the Keenan Trust and then one A. Harris, as owner then owner-occupier by c1915. Stephens was still there in 1910, having been on the site since the early 1880s.

Description

A three-storey cemented Renaissance revival facade, framed with Corinthian pilasters and surmounted by a broad, gabled pediment. Above the pediment is a plain, pierced parapet balustrade and below both square-head and arched-head fenestration. The main cornice and entablature are heavily panelled, with foliation in the panels and brackets between, and a string mould below is similarly bracketed with each of its ends terminated on ornamental blocks. Detailing consists of a Jacobean character architraves to the upper level windows, boldly bracketed sills to the same level and rosettes to an impost frieze at the first level windows. Between these windows, in the spandrels, are roundels with protruding acanthus leaf devices, whilst each arch has an exaggerated keystone extending up to a string mould below the main storey line.

External Integrity

The ground level has been completely replaced and an intrusive cantilevered canopy added. The parapet ornament may have been removed.

Streetscape

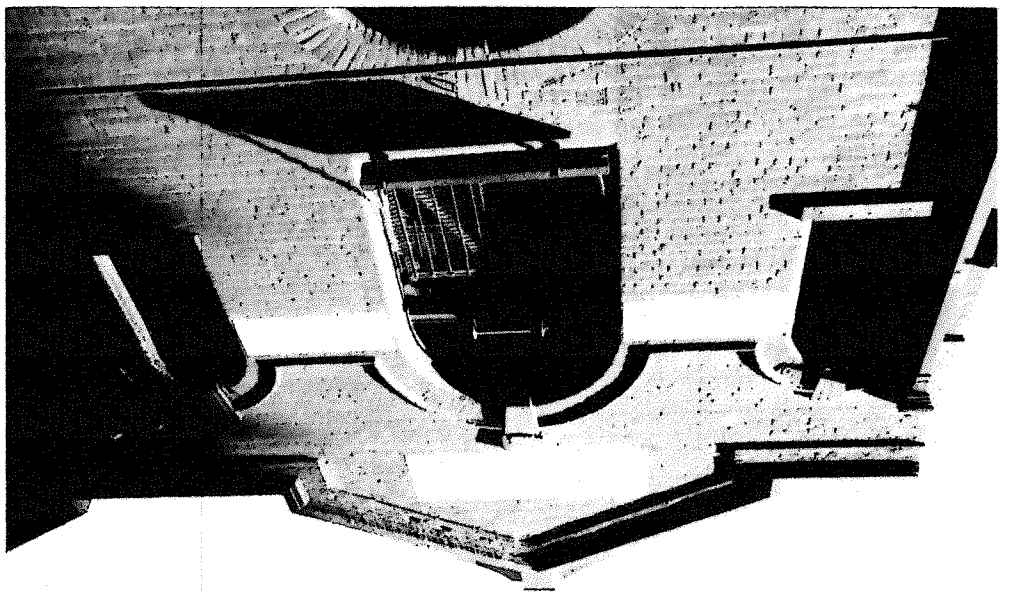
Relates closely to the adjoining building to the south and less so to the Royal Arcade to the north. All are of a similar scale and have links to the G.P.O. and City of Melbourne Building at nearby corners.

Significance





42.63



Report by key 104378

Central Activities District Conservation Study

Citation

\*\* Goldie Place  
004-006 Goldie  
Place

004-006

Warehouses

4-6 Goldie Place, 53-57 Hardware Street  
1887-8

History

John William Dalziel sailed from Liverpool to Melbourne in 1862, joining Penman 17 years later in a furniture making business located in Lonsdale Street West. The firm won recognition at the Indian and Colonial Exhibition, held in London during 1886, and completed new premises in Post Office Place in the following year. These five warehouses, two in Goldie Place and three in Hardware Street (back to back) were erected by 1888, replacing Post Office Place as the firm's primary address. The architect was the prolific and gifted church designer, Alfred Dunn, and the builders, William Thomas Hosking & Sons.

John Penman Jnr had also commenced a furniture manufactory by c1900 but the original firm had left the premises within the next ten years. Instead, Alex Harison, saddler; William Riddell and George Walker, book binders; occupied the Hardware Street (formerly Wright's Lane) Stores. In Goldie Alley, Thomas Booth had always been the tenant of number 6 and Screen & Moss, cigar manufacturers appear to have occupied number 4 since the early 1890s. Prior to that J Gregg, a hat maker, may have been there.

By c1920 the Hilton Press were in the Goldie Place frontage, furthering the gradual change in the area from sale of hardware and related products, to occupation by the printing industry. After the next ten years, Murray & Williams and Thomas Cook sold saddlery and leather goods from amongst the bookbinders in Hardware Street and, in Goldie Lane, the Tytherleigh Press continued occupation of number six and P E Hambly, printer, was in four.

Description

Erected in a traditional, medieval character, gabled and parapeted form, these stores express their age by the wall materials chosen (brick) rather than any other aspect. Symmetrical arched openings, two windows each side of a landing door, with presumed cathead above, comprise the fenestration with the only ornamentation being arch keystones, architrave and impost mouldings and the label mould following the parapet.

External Integrity

Surprisingly externally complete in Goldie Place, except for painting of the brickwork, but in Hardware Street most openings have been rebuilt and the facade stuccoed: only the shaped parapet on 55 indicates the connection with the Goldie Place stores, the parapet on number 57 having been partly removed. Number 51-3 Hardware Street has been defaced and now possesses only a similar scale.

Streetscape

Both groups are sited in a narrow, formerly confined lane, (Goldie Place now exposed on one side by redevelopment), the building type and form suits its location but, in Goldie Place, relates only vaguely with the 1920s warehouses and factories nearby. However, in Hardware Street where the altered buildings of the group exist, the adjoining warehouse row to the north is both similar and notable and provides an indication of their original form.

# Central Activities District Conservation Study

## Citation

## Significance

The Goldie Place buildings are exceptionally externally complete warehouses which epitomize the growth secondary industry in this part of the C.A.D. during the late 19th Century. However those in Hardware Street are indicative only of the former group and provide some streetscape support for notable warehouse row to the north.









view → SW cor.









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

BUILDING ADDRESS 25-27 WILDFORD LANE

BUILDING TITLE

TYPE FACTORY  
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

38.6

TITLE

VOL

FOL

STYLE

PERIOD

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

CONSTRUCTION DATE

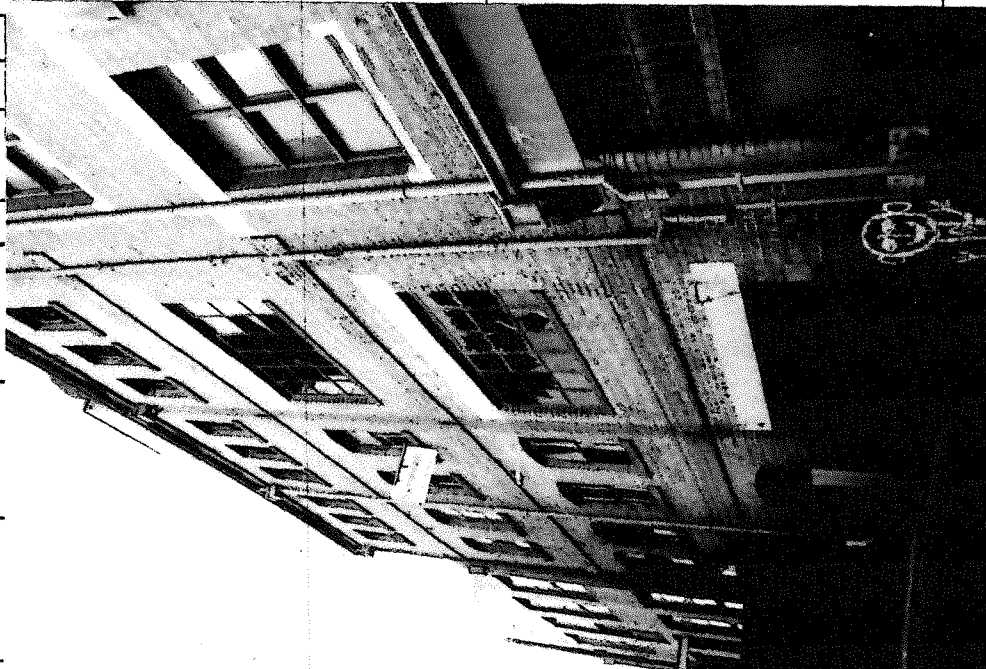
c1890

SOURCE

82, p10

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 veranda☐elaborate/high standard  
design of cement  
rendered surfaces☐Interior  
recommended for  
inspection.☐

INTEGRITY

Good ☒

Nos

Fair ☒

Nos 23-5

Poor ☐

Nos 27

CONDITION

Good ☐

Nos

Fair ☒

Nos

Poor ☐

Nos

## ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
27			WINDOWS NEW (1ST-3RD LEVELS)	O/S		

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

OTHER COMMENTS (C) WILLIAM DETMOLD? DP 1017 (C1900) - SHOWN  
23-27 'CELLAR UNDER WHOLE BUILD.'

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

BUILDING ADDRESS 29-31 GUILDFORD LANE

BUILDING TITLE

TYPE WAREHOUSE  
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

385

TITLE

VOL

FOL

STYLE

PERIOD



Edwardian



Early Victorian



Inter War



Victorian



Post War

CONSTRUCTION DATE

SOURCE

B2, p.12

MATERIALS

WHERE NOT APPARENT

## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURES NOT HAVE BEEN ALTERED

unpainted  
recent  
renderunpainted  
decorative  
br.ceworkretains evidence  
of early colours  
or finishesintact  
shop  
frontverandah  
decorationpost  
supported  
shop verandahverandah  
and structureelaborate/high standard  
design of cement  
rendered surfacesInterior  
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

31

NEW SHUTTER

0/5

0 = REINSTATE ORIGINAL DESIGN; 5 = REINSTATE SYMPATHETIC ALTERNATIVE; X = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

CBD STUDY 6454930!

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

BUILDING ADDRESS 33-35 GUILDFORD LANE

BUILDING TITLE

TYPE FACTORY  
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

38.4

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐ Early Victorian☒

Inter War

☐ Victorian☐

Post War

CONSTRUCTION DATE

1924

SOURCE

82, p 8

MATERIALS

WHERE NOT APPARENT

## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURES NOT HAVE BEEN ALTERED

unpainted  
concrete  
render☐unpainted  
decorative  
brickwork☐retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐verandah  
decoration☐verandah roof  
and structure☐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

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

OTHER COMMENTS

(A) OAKLEY &amp; PARKES. (B) G. PRENTICE

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

BUILDING ADDRESS 12-14 GUILDFORD LANE

BUILDING TITLE MCC SUBSTATION

TYPE SUBSTATION  
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

41-12

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐Early  
Victorian☒

Inter War

☐

Victorian

☐

Post War

CONSTRUCTION DATE

SOURCE

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

\* FEATURES MAY HAVE BEEN ALTERED

unpainted  
cement  
render☐unpainted  
decorative  
brickwork☐retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐pinst  
supported  
shop verandah☐elaborate/high standard  
design of cement  
rendered surfaces☐

-RELATES TO ALL-BRICK STREETSCAPE

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



16601 11th Street





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

BUILDING ADDRESS 24-20 GUILDFORD LNE.

BUILDING TITLE

TYPE FACTORY  
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

38.1

TITLE

VOL

FOL

STYLE

PERIOD



Edwardian

Early  
Victorian

Inter War



Victorian



Post War

CONSTRUCTION DATE

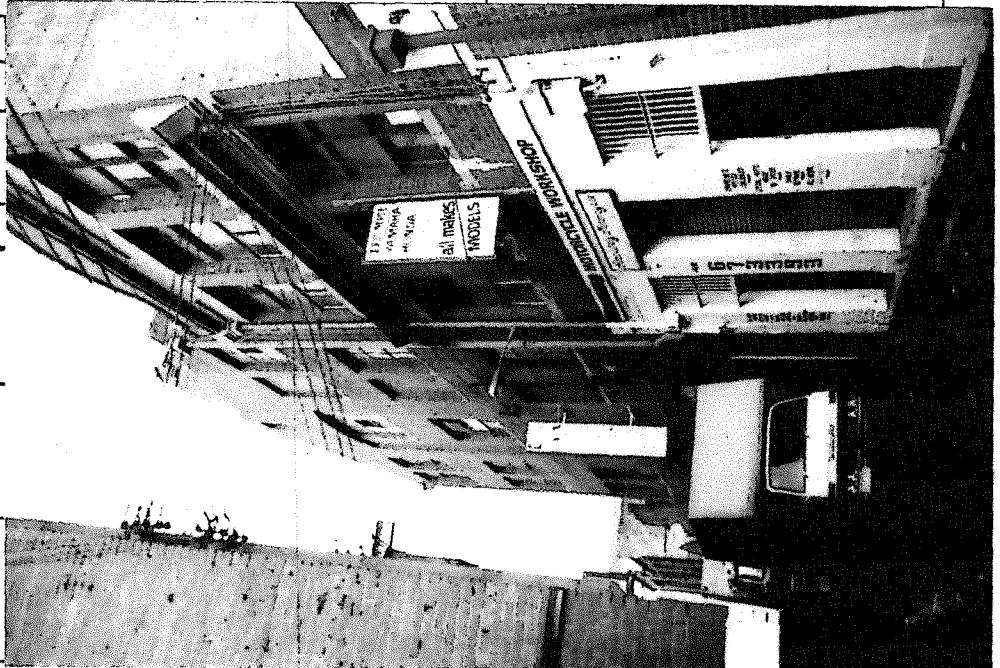
1914-15

SOURCE

82.15

MATERIALS

WHERE NOT APPARENT



## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE NOT HAVE BEEN ALTERED

unpainted  
cement  
renderunpainted  
decorative  
brickworkretains evidence  
of early colours  
or finishesintact  
shop  
frontpost  
supported  
shop verandaelaborate high standard  
design of cement  
rendered surfacesInterior  
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



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

BUILDING ADDRESS 32-4 GUILDFORD LANE.

BUILDING TITLE

TYPE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

SURVEY DATE

NEG FILE

38.3

TITLE

VOL

FOL

STYLE

PERIOD

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

CONSTRUCTION DATE

1909

SOURCE

81, p35

MATERIALS

WHERE NOT APPARENT



## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

unpainted  
cement  
render☐unpainted  
decorative  
br.cework☐retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐post  
supported  
shop veranda☐elaborate high standard  
design of cement  
rendered surfaces☐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

LIGHT ADDED  
BRICKS PAINTEDR/S  
RAM

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

OTHER COMMENTS CRO STUDY RECOMMENDS → HBR; O - CLEMENT  
LANGFORD; REBUILT?; PA 1063 (6.10.08) (31/01.06 'STONE FACTORY'.









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

BUILDING ADDRESS 23-25 HARDWARE ST

BUILDING TITLE

TYPE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐B ☐C ☐D ☒E ☐F ☐

No

Sc

STREETSCAPE

1 ☐2 ☐3 ☒

CONSERVATION AREA

SURVEY DATE

NEG FILE

37-17

TITLE

VOL

POL

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  
detail of masonry  
rendered surfaces ☐Interior  
recommended for  
inspection.☒ RENOVATED, GRIND.

INTEGRITY

Good ☐ NosFair ☒ NosPoor ☐ Nos

CONDITION

Good ☐ NosFair ☒ NosPoor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

NEW SHOPFRONTS

AIR UNITS ADDED

R/S

FACADE REFINISHED

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

OTHER COMMENTS





Central Activities District Conservation Study

Citation

\*\* Hardware Street 053-057  
053-057 Hardware Warehouses  
Street  
4-6 Goldie Place, 53-57 Hardware Street  
1887-8

History

John William Dalziel sailed from Liverpool to Melbourne in 1862, joining Penman 17 years later in a furniture making business located in Lonsdale Street West. The firm won recognition at the Indian and Colonial Exhibition, held in London during 1886, and completed new premises in Post Office Place in the following year. These five warehouses, two in Goldie Place and three in Hardware Street (back to back) were erected by 1888, replacing Post Office Place as the firm's primary address. The architect was the prolific and gifted church designer, Alfred Dunn, and the builders, William Thomas Hosking & Sons.

John Penman Jnr had also commenced a furniture manufactory by c1900 but the original firm had left the premises within the next ten years. Instead, Alex Harison, saddler; William Riddell and George Walker, book binders; occupied the Hardware Street (formerly Wright's Lane) Stores. In Goldie Alley, Thomas Booth had always been the tenant of number 6 and Screen & Moss, cigar manufacturer; appear to have occupied number 4 since the early 1890s. Prior to that J Gregg, a hat maker, may have been there.

By c1920 the Hilton Press were in the Goldie Place frontage, furthering the gradual change in the area from sale of hardware and related products, to occupation by the printing industry. After the next ten years, Murray & Williams and Thomas Cook sold saddlery and leather goods from amongst the bookbinders in Hardware Street and, in Goldie Lane, the Tytherleigh Press continued occupation of number six and P E Hambly, printer, was in four.

Description

Erected in a traditional, medieval character, gabled and parapeted form, these stores express the age by the wall materials chosen (brick) rather than any other aspect. Symmetrical arched opening two windows each side of a landing door, with presumed cathead above, comprise the fenestration with the only ornamentation being arch keystones, architrave and impost mouldings and the label mould following the parapet.

External Integrity

Surprisingly externally complete in Goldie Place, except for painting of the brickwork, but in Hardware Street most openings have been rebuilt and the facade stuccoed; only the shaped parapet on 55 indicates the connection with the Goldie Place stores, the parapet on number 57 having its part removed. Number 51-3 Hardware Street has been defaced and now possesses only a similar

Streetscape

Both groups are sited in a narrow, formerly confined lane, (Goldie Place now exposed on one side redevelopment), the building type and form suits its location but, in Goldie Place, relates only vaguely with the 1920s warehouses and factories nearby. However, in Hardware Street where the altered buildings of the group exist, the adjoining warehouse row to the north is both similar and notable and provides an indication of their original form.

## NOTABLE BUILDING CITATION

NAME: WAREHOUSE  
ADDRESS: 55-57 HARDWARE STREET

OWNERSHIP STATUS: PRIVATE ☒ MUNICIPAL \_\_\_ STATE \_\_\_ COMMONWEALTH \_\_\_  
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☒ NO: \_\_\_

### REASONS FOR SPECIFICATION

1. REGISTERED BUILDING: HBR \_\_\_  
GBR \_\_\_  
NER \_\_\_
2. LISTED BY NATIONAL TRUST:  
CLASSIFIED \_\_\_  
RECORDED \_\_\_
3. IDENTIFIED BY HBPC AS:  
INDIVIDUAL BLG (NOT REG) ☒  
PART OF STREETScape ☒
4. OTHER \_\_\_\_\_

-----  
MCC CONSERVATION STUDY GRADING D

### REFERENCES

HBC CITATION \_\_\_ TRUST CITATION \_\_\_  
AHC CITATION \_\_\_ HBPC STUDIES ☒  
MCC STUDIES ☒



## STATEMENT OF SIGNIFICANCE

A four storey warehouse constructed in 1887 which has had some of its external detailing removed but otherwise makes a significant contribution to the warehouse character of Hardware Street.

Central Activities District Conservation Study

Citation

Significance

The Goldie Place buildings are exceptionally externally complete warehouses which epitomize the growth of secondary industry in this part of the C.A.D. during the late 19th Century. However those in Hardware Street are indicative only of the former group and provide some streetscape support for the notable warehouse row to the north.

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

BUILDING ADDRESS

63-77 HARDWARE ST Lane

BUILDING TITLE

DYNON'S BUILDINGS

TYPE WAREHOUSES

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

NT 6578

NOTABLE

GRADING

A

☒

B

☒

C

☐

D

☐

E

☐

F

☐

No

n

STREETSCAPE

1

☐

2

☒

3

☐

CONSERVATION AREA

SURVEY DATE

NEG FILE

37.20

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☒

Victorian

☐

Post War

CONSTRUCTION DATE

1989

SOURCE

PA 307; 80, p 339; PPT.

MATERIALS

WHERE NOT APPARENT



## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURES MAY HAVE BEEN ALTERED

unpainted  
cement  
render☒unpainted  
decorative  
br.ckwork☒retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐post  
supported  
shop verandah☐elaborate/high standard  
design of cement  
rendered surfaces☐- DISTINCTIVE STYLE  
- RELATE TO SS-7Interior  
recommended for  
inspection.☒

INTEGRITY

Good

☒

Nos 75-7

Fair

☒

Nos 63-73

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

## ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

63-73

BRICKS PAINTED  
OPENINGS ALTERED

RAM

67-73

CATHEDRALS CLONE

D

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

OTHER COMMENTS

CBD STUDY: WHOLE BUILDING RETENTION IMPORTANT;  
(A) WM. PITT (B) WM. BOYNE (C) JNO DYNON

## NOTABLE BUILDING CITATION

NAME: DYNON'S BUILDINGS  
ADDRESS: 63-77 HARDWARE STREET Lane

OWNERSHIP STATUS: PRIVATE ☒ MUNICIPAL ☐ STATE ☐ COMMONWEALTH ☐  
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☒ NO: ☐

### REASONS FOR SPECIFICATION

1. REGISTERED BUILDING: HBR ☐  
GBR ☐  
NER ☐
2. LISTED BY NATIONAL TRUST:  
CLASSIFIED ☐  
RECORDED ☐
3. IDENTIFIED BY HBPC AS:  
INDIVIDUAL BLG (NOT REG) ☒  
PART OF STREETScape ☒
4. OTHER ☐

MCC CONSERVATION STUDY GRADING A

### REFERENCES

HBC CITATION ☐ TRUST CITATION ☐  
AHC CITATION ☐ HBPC STUDIES ☒  
MCC STUDIES ☒



## STATEMENT OF SIGNIFICANCE

Four five-storey brick warehouses built in 1889 which are typical of the intensive warehouse development of this part of the city in the late 19th century. Larger than most their retention is essential to maintain the character of the surrounding warehouse lanes.



## Dynon's Buildings

2.89. 63-77 Hardware Street

1889

### History

John Dynon sold fine china from a warehouse located east of these stores, in Lonsdale Street. His architect, the renowned William Pitt, gave notice of his intention to build five stores in Bright's Lane (now Hardware Street) during March 1889. William Boyne was the contractor.

Dynon leased them to a variety of ironmongers (Barrington Smith & Co), printers (Treadwell & Co.), leather workers (Carter and Kinsella) and one human hair importer, L Beaupin & Co.

Pitt designed another warehouse for Dynon, in 1899, this time in Burns Lane (later Hardware Street) also off Lonsdale Street, near his own warehouse.

### Description

Now four remain and, given the location of the date plaque (71-73) it is likely the fifth was on the north, now demolished. Gabled parapet forms here, are similar to the type developed for the rubble stone warehouse of the 1890s. However the awakened interest in Southern Italian architecture, particularly the Romanesque period has reshaped the gable to approximate a 13th century cathedral (i.e. Matera Cathedral); the two-colour brickwork reinforces this connection. De Lacy Evans, who worked with Pitt on warehouse designs, also used this medieval warehouse style at Niagara Lane as did many other architects elsewhere in the city.

Some catheads remain as do a few of the loading doors they served. Other details such as oculi in the gables and orbs at each apex are as sparingly applied, as expected in warehouse design.

2490/11010



**NATIONAL TRUST  
of Australia (Victoria)**

A.C.N. 004 356 192

Tasma Terrace, Parliament Place

Melbourne, Victoria 3002

Telephone: (03) 654 4711

Facsimile: (03) 650 5397

President: Dianne Weidner, O.A.M.

Chairman of Council: Simon Molesworth A.M.

General Manager: Peter Sweeney

7 September 1994

TC:NB

The Owner  
Dynon's Buildings  
63-77 Hardware Street  
Melbourne 3000

CITY OF  
MELBOURNE

'94 OCT 10 -9 23

Dear Sir/Madam

**RE: DYNON'S BUILDINGS, 63-77 HARDWARE STREET, MELBOURNE**

I write to advise you that the above place has been included in the National Trust's Register. The Register lists those places which, in the Trust's opinion, are important parts of Australia's heritage and which therefore require special care.

The above place has been Classified in the Register. The Trust believes that Classified places are an essential part of Australia's heritage and must be preserved.

The notable building citation has been adopted by the Trust in support of classification - a copy of which is attached.

The inclusion of a place in the National Trust Register does not impose any legal obligations on owners. The objective of including a place in the Register is to draw community attention to the special importance of that place as a component of the nation's heritage. The Trust is, of course, careful to stress that most places are privately owned and are not available for public inspection.

Please find enclosed a copy of the Notes on the Classification & Recording of Historic Places. If there are any queries, please do not hesitate to contact Ms Tania Chandler of this office.

Yours sincerely

*T Chandler*

**IAN WIGHT**  
Conservation Manager

enc.

(6)



B&P

## NOTABLE BUILDING CITATION

NAME: DYNON'S BUILDINGS  
ADDRESS: 63-77 HARDWARE STREET

OWNERSHIP STATUS: PRIVATE ☒ MUNICIPAL ☐ STATE ☐ COMMONWEALTH ☐  
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☒ NO: ☐

### REASONS FOR SPECIFICATION

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PART OF STREETScape ☒

4. OTHER ☐

MCC CONSERVATION STUDY GRADING A

### REFERENCES

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MCC STUDIES ☒



## STATEMENT OF SIGNIFICANCE

Four five-storey brick warehouses built in 1889 which are typical of the intensive warehouse development of this part of the city in the late 19th century. Larger than most their retention is essential to maintain the character of the surrounding warehouse lanes.



## NATIONAL TRUST OF AUSTRALIA (VICTORIA)

### NOTES ON THE CLASSIFICATION AND RECORDING OF HISTORIC PLACES

#### 1: IDENTIFICATION AND CLASSIFICATION

The identification assessment and Classification of historic places and objects is carried out by expert committees of the National Trust. The Trust's expert committees include Buildings, 20th Century Buildings, Industrial History, Landscape, Gardens, Significant Trees and Public Art; as well as working groups assessing Bridges and Military heritage.

A "place" means a site, area, garden, landscape, building or other work, groups of buildings or other works together with pertinent contents and surroundings. It includes structures, ruins, archaeological sites and areas. Assessment is based on architectural, historical, scientific or other significance on a state-wide basis.

An "object" means a significant item which does not fall into the category of "place", such as moveable heritage like lifeboats and trams, or public sculptures, murals, etc.

#### 2: REGISTRATION

Once Classified, the place or object is included in the National Trust's Register, which is a public document. A report which includes a statement of significance is prepared for most Classifications and Recordings. (The Trust no longer Records buildings, but a number of Recorded buildings remain on our Register.) The report describes what is significant about the place or object. The Trust emphasises that most places are privately owned and the public should not assume that they have access. The relevant Council is informed of any new Classifications or amendments to the Register.

#### 3: OBLIGATION

Classification or Recording by the Trust does not impose any legal restrictions on property owners or occupiers. However, experience demonstrates that many owners feel a responsibility to care for an historic place or object once its significance has been established. Moreover, many owners do not know how important their places are until this has been explained and highlighted through the process of identification and Classification.

#### **4:ADVICE**

##### **Heritage Advisers**

Heritage advisers currently operate and provide advice to owners of historic buildings, and other places, in the municipalities of Ballaarat, Beechworth, Bendigo & Eaglehawk, Bright, Brighton, Castlemaine, Chiltern, Daylesford & Glenlyon, Doncaster & Templestowe, Essendon, Fitzroy, Flinders, Geelong, Geelong West, Hawthorn, Kew, Kyneton, Maldon, Melbourne, Newtown, Northcote, Port Fairy, Portland, Port Melbourne, Prahran, Queenscliffe, Richmond, South Melbourne, St Kilda, Talbot & Clunes, Warrnambool, Williamstown, Yackandandah. These services are funded by the councils concerned and/or the Ministry for Planning and Housing, and provide basic advice on conservation, restoration, repairs, alterations and new buildings or works at no cost to residents of the municipality. Contact should be made with your local council for further information.

##### **Historic Buildings Council**

Owners of buildings which are also included on the State Register of Historic Buildings (see Section 9 below) can seek advice and technical assistance from the Historic Buildings Council, Department of Planning and Housing, 477 Collins Street, Melbourne, 3000 (phone 628 5111).

##### **National Trust**

The Trust's facilities for providing advice are unfortunately limited. However, there may be occasions when a member of our expert committees is able to inspect a Classified property (when time and opportunity permit).

Anyone contemplating conservation work (including restoration) should endeavour to avail themselves of a sympathetic and skilled person, preferably experienced in conservation or restoration work. The Trust greatly appreciates the opportunity of commenting upon plans prepared for conservation, restoration or renovation which should clearly indicate any new works proposed.

#### **5:PRINCIPLES OF CONSERVATION**

Great care and thoroughness should be employed by anyone endeavouring to conserve an historic place. Generally it is "better to preserve than repair, better to repair than restore, better to restore than reconstruct". However, it is fully appreciated that every place has its own problems and in seeking a viable use there are times when compromises are inevitable.

The important thing is to respect and understand the place and work with it, rather than against it.

Naturally, any major structural works should be carefully assessed and, in principle, very careful consideration should be given to any proposal to remove or modify original fabric. In the past, mistakes have been made through a lack of understanding and sometimes a desire to satisfy a current fashion or the ephemeral whim of somebody who may only have custody of the place for a relatively short period.

In cases of doubt, we urge owners always to err on the side of caution, and not to hesitate to seek advice and consult the Trust.

## **6: FINANCIAL ASSISTANCE**

### **National Estate Grants Program**

Under this program, financial assistance may be available for conservation work on places which are included in, or nominated for, the Australian Heritage Commission's Register of the National Estate (see Section 9 below). Eligible grant recipients normally include government departments and authorities, local government, and professional and community organisations. Funds under the program are limited and preference is given to projects where (other considerations being equal) applicants have arranged assistance from other sources to supplement funds sought under the program. For further information, contact the Department of Conservation & Environment, 250 Victoria Parade, East Melbourne, 3002 (phone 412 4974).

### **Historic Buildings Fund**

Owners of buildings included in the State Historic Buildings Register (see Section 9 below) may apply for financial assistance from the Historic Buildings Council. This may be provided for restoration, maintenance or other conservation works. Assistance is normally assessed on the basis of urgency and importance of the works and the type of use of the property.

Assistance can take the form of:

- low interest loans (most common);
- interest-free loans;
- direct grants; and
- remissions in rates and/or land tax.

Applications normally close on 1 May of each year. For further information contact the Historic Buildings Council, Department of Planning and Housing, 477 Collins Street, Melbourne, 3000 (phone 628 5111).

### **Historic Gardens Conservation Fund**

Low interest loans are available to owners or managers of gardens, local government, and professional or voluntary groups (incorporated) for the restoration, conservation and rejuvenation of gardens associated with buildings on the Historic Buildings Register, listed in the Victorian Gardens Inventory 1988 or in areas where the Historic Towns Program operates. This program includes the municipalities of Ballaarat, Beechworth, Bendigo, Chiltern, Maldon, Port Fairy, Portland, Queenscliffe, Talbot & Clunes, Yackandandah and the entire Central Goldfields region. Applications may be made at any time but funds become available on a quarterly basis. For further information and application forms contact the Heritage Branch, Department of Planning & Housing, GPO Box 2240T, Melbourne, 3001 (phone 628 5477).

### **Restoration Funds**

Restoration funds, established by the Department of Planning and Housing, operate in a number of historic towns in Victoria.

Restoration funds currently operate in the municipalities of Ballarat, Bendigo & Eaglehawk, Portland, Port Fairy, Queenscliffe, Daylesford & Glenlyon, Talbot & Clunes, Maldon, Beechworth, Chiltern and Yackandandah. A similar program (providing low-interest loans only) operates in the Central Goldfields region of Victoria and the City of Melbourne has also established a fund.

Financial assistance for capital works involving restoration, conservation or enhancement of buildings, sites and structures is available in the form of:

- low interest loans (most common);
- interest free loans;
- direct grants in cases of hardship or urgent need.

Applications for assistance are normally assessed on the basis of historic importance of the place, urgency of the work required and community benefit.

For further information, contact your local council.

#### **Trust Assistance**

Unfortunately the Trust's own resources are fully committed to maintaining its own properties, which are acquired under defined guidelines.

However, the Trust does have the ability to offer its tax deductibility status for the establishment of external public appeals for restoration and conservation works. Public appeals are normally established to assist community organisations, or for conservation work to places where the community, in general, will receive a benefit (eg a church, a community hall, a band rotunda, a public park, etc). Appeals can, and have been, established for such items as life boats and aeroplanes.

For further information contact the External Appeals Co-ordinator, National Trust of Australia (Victoria), 4 Parliament Place, Melbourne, 3002 (phone 654 4711).

#### **7: PLAQUES**

Any owner of a Classified or Recorded place can apply to the Trust for the manufacture of a brass/bronze plaque. The request should be placed in writing, whereupon the Trust will submit to the owner an inscription. The order is placed on behalf of the owner, at a cost of approximately \$270 - \$295, depending on the type of plaque. The plaque is 12" in diameter.

#### **8: COVENANTS**

A covenant with the National Trust can ensure that the character and significant features of a Classified or Recorded building are maintained beyond the present owner's occupation of the property. Any owner who desires to enter into a covenant with the National Trust to ensure the future preservation of a Classified or Recorded building is invited to contact the General Manager,



National Trust of Australia (Victoria), 4 Parliament Place, Melbourne, 3002 (phone 654 4711).

#### **9: OTHER HERITAGE REGISTERS**

A National Trust Classified or Recorded place may or may not be on one of the other Heritage Registers. These registers have varying levels of control on places and include the following:

**Australian Heritage Commission - Register of the National Estate**  
The Register of the National Estate is an inventory of the significant parts of the cultural and natural environment of Australia. The Register is maintained by the Australian Heritage Commission which is based in Canberra.

Property in public or private ownership can be included on the Register and any member of the public may nominate a place for assessment. The inclusion of a place on the Register of the National Estate imposes some constraints on the actions of the Commonwealth Government, but not State or Local Government, or private property owners.

For further information, contact the Australian Heritage Commission, GPO Box 1567, Canberra, 2610 (phone 06 271 2111).

#### **Historic Buildings Council - Register of Historic Buildings & Register of Government Buildings**

The Historic Buildings Council was established by the Victorian Government and is responsible for identifying buildings of sufficient architectural or historic importance to be added to the Register of Historic Buildings (this includes the Register of Government Buildings).

Buildings on the Register of Historic Buildings cannot be altered, removed or demolished, or the land subdivided, without a permit from the Historic Buildings Council. Any work proposed to a property included on the Register of Government Buildings is subject to scrutiny by the Minister for Planning and, in certain cases, the Historic Buildings Council.

For further information contact the Historic Buildings Council, 477 Collins Street, Melbourne, 3000 (phone 628 5111).

#### **Local Planning Scheme Provisions**

A number of municipalities in Victoria have introduced planning scheme provisions to conserve and enhance buildings, areas or other places of architectural, historical, scientific or aesthetic interest; or otherwise of special cultural value.

In cases such as this, a planning permit will often be needed for the demolition or alteration of existing buildings; or for the construction of new buildings or works.


For further information contact the planning department of your local council.

#### **10:TRUST MEMBERSHIP**

By becoming a member of the National Trust, the owner of a Classified historic place can be kept informed of developments in the field of conservation, given access to lectures and certain properties not normally open to the public. Membership also conveys various other benefits.

Trust membership is open to any person on application to the Membership Secretary, National Trust of Australia (Victoria), 4 Parliament Place, Melbourne, 3002 (phone 654 4711).

OTHER COMMENTS

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM				GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985																																																																																																			
BUILDING ADDRESS    111-113 HARDWARE ST																																																																																																							
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Arch. Historian  
Urban Designer 1985

BUILDING ADDRESS 60-66 HARDWARE ST. Land

BUILDING TITLE

TYPE W'HOUSES  
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

NT 6577  
NOTABLE

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

SURVEY DATE

NEG FILE

37.21

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  
br. cwork☒retains evidence  
of early colours  
or finishes☐interior  
shop  
front☐post  
supported  
shop verandah☐elaborate/rich stenciled  
design of cement  
rendered surfaces☐66  
- LEADING DOORS NOT ORIGINAL...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

66-62

BRICKS PAINTED  
PIR UNITS ADDED  
BALUSTRADES NEW

RAM

OTHER COMMENTS

## NOTABLE BUILDING CITATION

NAME:           WAREHOUSES  
ADDRESS:    60-66 HARDWARE STREET

OWNERSHIP STATUS: PRIVATE ☒ MUNICIPAL ☐ STATE ☐ COMMONWEALTH ☐  
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☒ NO: ☐

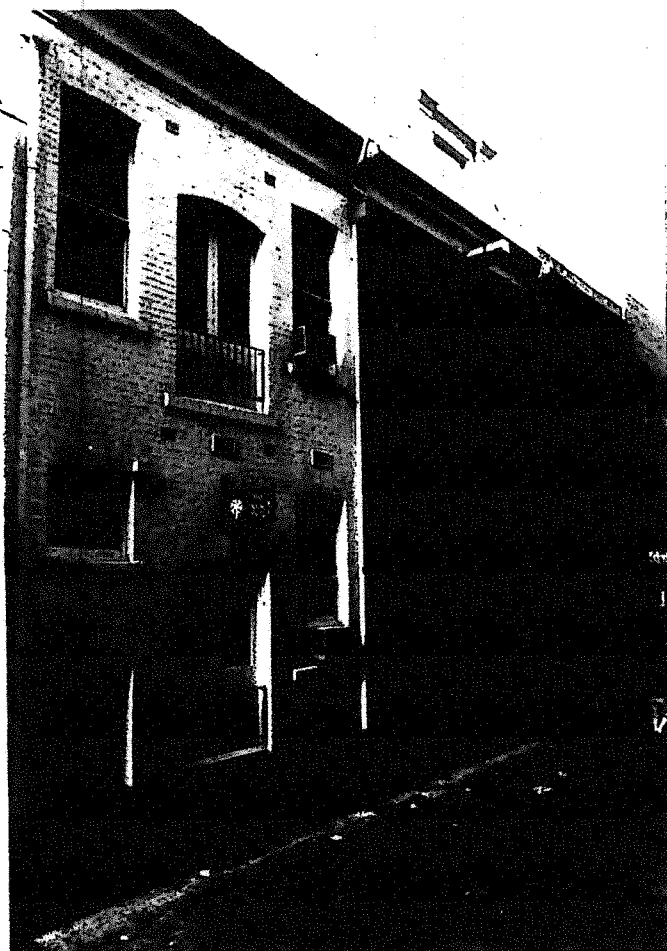
### REASONS FOR SPECIFICATION

1. REGISTERED BUILDING:   HBR ☐  
                                  GBR ☐  
                                  NER ☐
2. LISTED BY NATIONAL TRUST:  
CLASSIFIED ☐  
RECORDED ☐
3. IDENTIFIED BY HBPC AS:  
INDIVIDUAL BLG (NOT REG) ☐  
PART OF STREETScape ☒
4. OTHER ☐

-----  
MCC CONSERVATION STUDY GRADING C

### REFERENCES

HBC CITATION ☐ TRUST CITATION ☐  
AHC CITATION ☐ HBPC STUDIES ☒  
MCC STUDIES ☒



## STATEMENT OF SIGNIFICANCE

A group of three warehouses dating from c.1890 which, together with others in Hardware Street, indicate the intensive warehousing activity in the late 19th century in this quarter of Melbourne.



Central Activities District Conservation Study

Citation

\*\* Hardware Street 060-066  
060-066 Hardware History  
Street

Shown in 1888 as the address of Pearson and Chalmers, this two-storey warehouse with basement was owned and occupied by Joseph Pearson, a carpenter, from 1885-6 when it replaced a pair of four-room brick houses. Pearson & Chalmers were also the builders of what were described as 'two workshops' in August, 1885. The architect, if any, was not recorded. After the financially difficult year of 1893, the new owner was Thomson's Trust and tenants varied from Winters & Jackson, through the 1890s, to Sydney Day, H. Ross & D. Jackson in c1905. Ernest Treadwell was the next owner during a period when adjacent store owners, Penman & Dalziel, were the lessees. Treadwell's own Treadwell Press was to later occupy 62 for a long period with representatives of associated and other industries including Dunham Displays (60), silk screen printers, and Samuel Taylor, a brush maker (66).

Description

A warehouse face-brick row of three, with central parapet entablature with gabled pediment and flanking piers. The framed panel is now blank with some indication of previous lettering. Lion masks set on blocks, divide the cornice into three lengths and catheads survive on two of the three stores (60-64). The brickwork is in Flemish bond and tuck-pointed in black cement, placed above a coursed random rubble basalt plinth. Openings are generally complete although refitted (see 66 for original form).

External Integrity

Bricks and stone painted (66), lower loading doors and basement lights refitted on 60-64 and air units added to 66. Sympathetic flag signs added to 62, 66 and a mock-period lamp put over 64 entry. Other unsympathetic signs. Trim colours of 60-64 are sympathetic.

Streetscape

Faces the valuable Dynon's Buildings and completes the 19th century warehouse precinct of this part of Hardware Street.

Significance

A relatively well preserved factory/warehouse group in a notable warehouse precinct.

## Melbourne Central Activities District Conservation Study-Building Citations

### Integrity

Openings have been altered in detail, others (63-65) have been bricked in; catheads have been removed (67-73) and bricks painted (67-73).

### Streetscape

A thorough renovated but once similar former warehouse adjoins on the south. 60-66 Hardware Street, opposite, reinforces the Victorian period of this narrow street.

### Significance

A fine example of a particularly industrial style of working houses, a revival style which is one of the few surviving industrial designs known from William Pitt, one of Melbourne's premier 19th century architects.

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

BUILDING ADDRESS 106-112 HARDWARE ST.

BUILDING TITLE

TYPE WAREHOUSE  
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

32-30,31

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  
current  
render☐unpainted  
decorative  
brickwork☒retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐post  
supported  
shop veranda☐elaborate/high standard  
design of cement  
rendered surfaces☐- WITH INTEGRITY FOR USE  
- LOADING DOORS & LATHEADS COMPLETEInterior  
recommended for  
inspection.☒

INTEGRITY

Good

☒

Nos

Fair

☐

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

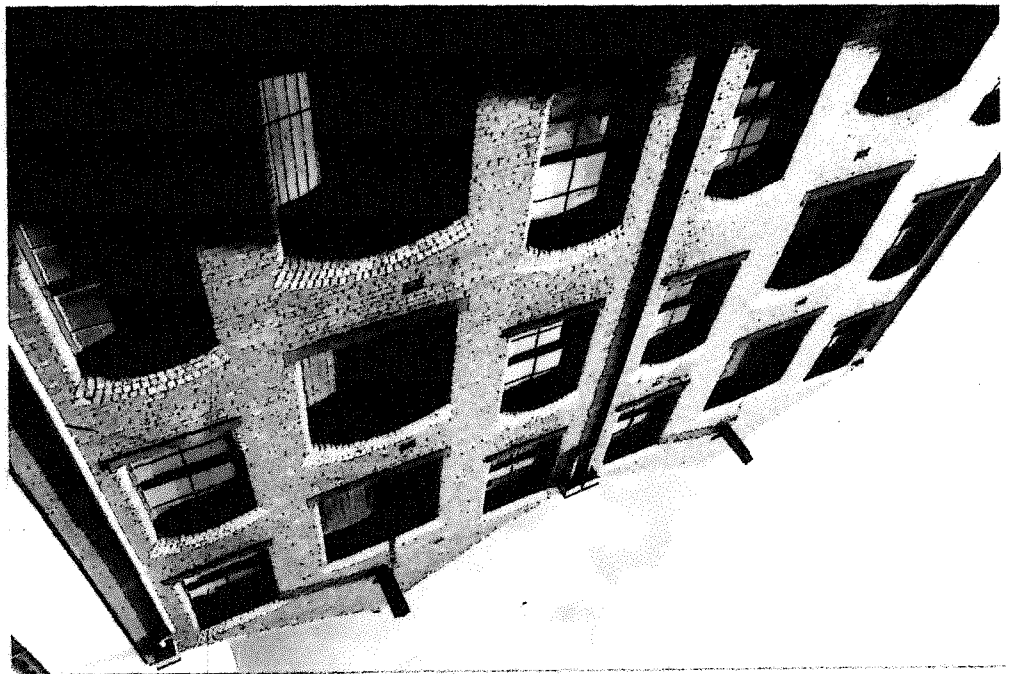
RECS

EXTREMELY INAPPROPRIATE

RECS

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


OTHER COMMENTS



Property Key 104662

Property Key 105446

MELBOURNE CITY COUNCIL

<b>CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM</b>				<b>GRAEME BUTLER,</b> Architect, Arch. Historian Urban Designer 1985																																																																														
BUILDING ADDRESS <b>279-83 LATROBE ST.</b>																																																																																		
BUILDING TITLE				TYPE <b>WAREHOUSE</b> <small>Original Use (If not Residence)</small>																																																																														
EXISTING DESIGNATION		HBR No	AHC																																																																															
GRADING A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> No																																																																																		
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SURVEY DATE																																																																																		
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TITLE																																																																																		
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STYLE																																																																																		
PERIOD <input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input checked="" type="checkbox"/> Victorian <input type="checkbox"/> Inter War <input type="checkbox"/> Post War																																																																																		
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ALTERATIONS AND RECOMMENDATIONS																																																																																		
<table border="1"><thead><tr><th>NOS</th><th>SYMPATHETIC</th><th>RECS</th><th>INAPPROPRIATE</th><th>RECS</th><th>EXTREMELY INAPPROPRIATE</th><th>RECS</th></tr></thead><tbody><tr><td></td><td><b>NEW GLAZING TO WINDOWS</b></td><td></td><td><b>BRICKS PAINTED ENTRY NOW</b></td><td></td><td><b>RAM O/S</b></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>						NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS		<b>NEW GLAZING TO WINDOWS</b>		<b>BRICKS PAINTED ENTRY NOW</b>		<b>RAM O/S</b>																																																																
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OTHER COMMENTS																																																																																		

# CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING ADDRESS **285-87 LATROBE 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

**2-24**

TITLE

VOL

FOL

STYLE

PERIOD

☒ Edwardian

☐ Early Victorian

☐ Inter War

☐ Victorian

☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

unpainted  
cement  
render ☐

unpainted  
decorative  
brickwork ☐

retains evidence  
of early colours  
or finishes ☐

intact  
shop  
front ☐

verandah  
decoration ☐

post  
supported  
shop verandah ☐

verandah roof  
and structure ☐

elaborate/high standard  
design of cement  
rendered surfaces ☐

Interior  
recommended for  
inspection. ☐

**RENOVATED?**

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

**NEW DOORS**

**BRICKS PAINTED**

**RAM**

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

OTHER COMMENTS





GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

TYPE RETAIL, OFFICES  
Original Use (If not Residence)

AHC

F

1

3

CONSERVATION AREA

FOL

☐ Post War

WHERE NOT APPARENT



NOS

Nos

RECS

ANNING PLACEMENT & FORM	R/S SYMMETRY:	
----------------------------	---------------	--

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

OTHER COMMENTS







CENTRAL ACTIVITIES DISTRICT CONS. STUDY  
BUILDING IDENTIFICATION FORMGRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985BUILDING ADDRESS **320 LATROBE ST.**BUILDING TITLE **WELSH CHURCH**TYPE **CHURCH**  
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

NT 3155  
**NOTABLE**

GRADING

A ☒B ☒C ☐D ☐E ☐F ☐

No

STREETSCAPE

1 ☐2 ☐3 ☐

CONSERVATION AREA

SURVEY DATE

NEG FILE

**8-15-17**

TITLE

VOL

FOL

STYLE **GOTHIC REVIVAL**

PERIOD

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

CONSTRUCTION DATE

**1871**

SOURCE

**(B) / P. 75**

MATERIALS

WHERE NOT APPARENT

**STONE WALLS**

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

unpainted  
cement  
render☐unpainted  
decorative  
brickwork☐pl  
of  
of**- CROWN GRANT TO**Interior  
recommended for  
inspection.☒

INTEGRITY

Good ☒

No

Fair ☐

No

Poor ☐

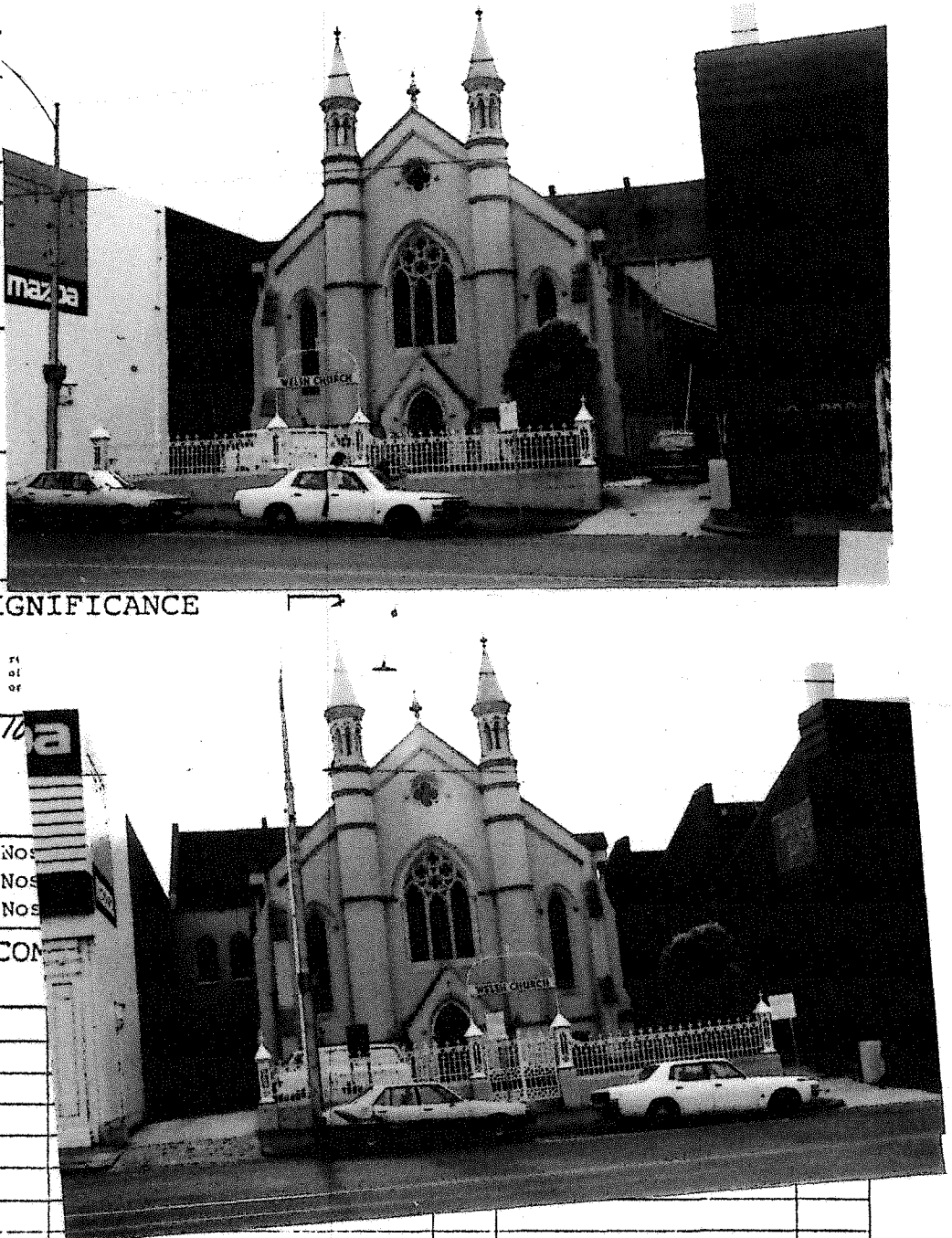
No

ALTERATIONS AND RECON

NOS

SYMPATHETIC

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

OTHER COMMENTS **(O) - WELSH CALVINISTIC CHURCH (A) - CHARLES WEBB  
(C) STUDY RECOMMENDS -> HBR**

## NOTABLE BUILDING CITATION

NAME: WELSH CHURCH  
ADDRESS: 320 LA TROBE STREET

OWNERSHIP STATUS: PRIVATE ☒ MUNICIPAL ☐ STATE ☐ COMMONWEALTH ☐  
PREVIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☐ NO: ☒

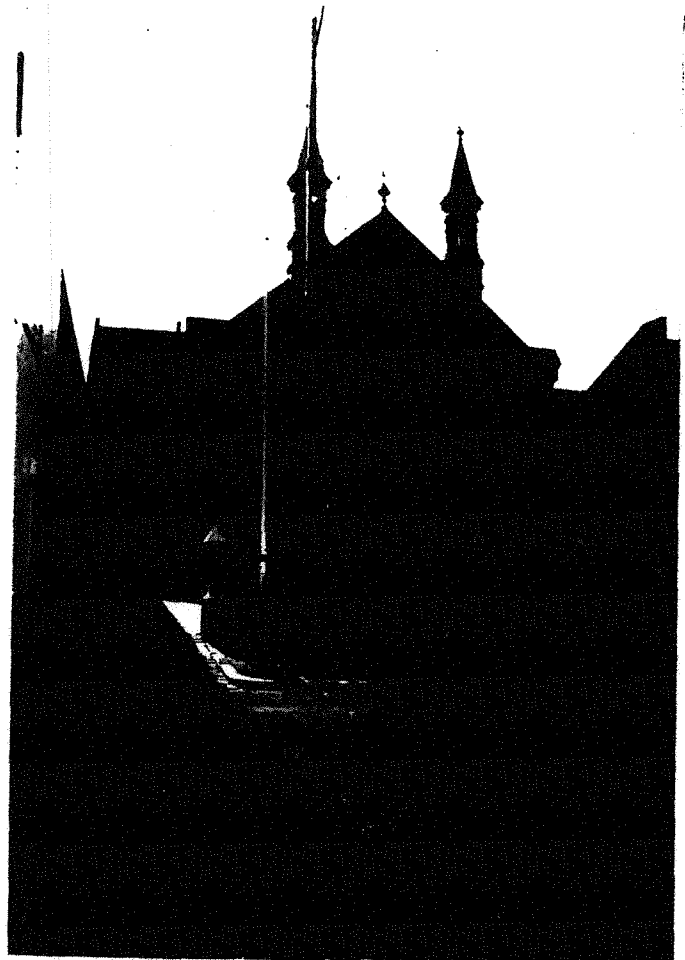
### REASONS FOR SPECIFICATION

1. REGISTERED BUILDING: HBR ☒  
GBR ☐  
NER ☐
2. LISTED BY NATIONAL TRUST:  
CLASSIFIED ☒  
RECORDED ☐
3. IDENTIFIED BY HBPC AS:  
INDIVIDUAL BLG (NOT REG) ☐  
PART OF STREETScape ☐
4. OTHER ☐

MCC CONSERVATION STUDY GRADING B

### REFERENCES

HBC CITATION ☒ TRUST CITATION ☒  
AHC CITATION ☐ HBPC STUDIES ☒  
MCC STUDIES ☒



### STATEMENT OF SIGNIFICANCE

One of the very few Welsh Calvinist Churches still operating in Victoria, this simple Gothic Revival building was constructed in 1871 to a design by the architect Charles Webb and remains as an indicator of the diverse cultural origins of the City of Melbourne.



## WELSH CHURCH AND HALL

### 320 LATROBE STREET MELBOURNE

VHR Number	H536
File Number	603574
Year Construction Started	1871
Municipality	Melbourne City
Other Listings 2	National Trust of Australia (Victoria)
Other Listings 3	Register of the National Estate
Architect/Designer	Webb, Charles
Architectural Style	Victorian Period (1851-1901) Gothic Revival
Spatial Information	-37.81186, 144.95855
Heritage Act Categories	Heritage place

*Click on the arrow below to view the Item Categories.*

#### ▼ Item Categories

Item Group	Item Category
Religion	Church
Religion	Church Hall

*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

HISTORIC BUILDINGS COUNCIL - STATEMENT OF SIGNIFICANCE THE WELSH CHURCH, 320 LATROBE STREET, MELBOURNE WAS CONSTRUCTED IN 1871 TO A DESIGN BY CHARLES WEBB, ARCHITECT. THE DESIGN WAS COMPLETED DURING THE MINISTRY OF THE REVEREND W M EVANS. THE 1871 CHURCH WAS EXPRESSED IN A 'PAPER GOTHIC REVIVAL' STYLE WITH A SYMMETRICAL FACADE ON WHICH THE SHALLOW RELIEF TOWERS, AND GOTHIC POINTED STAINED GLASS WINDOWS ARE THE MAIN FEATURES. THE CHURCH IS CONSTRUCTED OF A STONE RUBBLE, RENDERED TO A SMOOTH SURFACE FINISH. THE FLOOR WAS RAKED AS WAS THE CUSTOM IN PROTESTANT CHURCHES. JOHN DAVIES OF MOONEE PONDS, THE CHAIRMAN, AT THE OPENING MEETING REMARKED THAT HE WAS MOST IMPRESSED WITH THE FACT THAT THE PEWS WERE NOT ARRANGED IN ORDER OF CLASS DISTINCTION, BUT WERE ALL THE SAME ... 'IN THIS HOUSE OF PRAYER' SAID THE CHAIRMAN, 'EVERYONE IS ON THE SAME LEVEL'. THE BUILDING IS SIMILAR IN DESIGN CONCEPT TO THE FORMER JOHN KNOX PRESBYTERIAN CHURCH, WHICH WAS BUILT IN 1865. BOTH CHURCHES WERE DESIGNED BY THE PROMINENT ARCHITECT, CHARLES WEBB, WHO PRACTISED IN MELBOURNE FROM 1850 TO 1895. THE CHURCH AND HALL ARE REASONABLY INTACT AND ARE STILL USED BY THE WELSH COMMUNITY.

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

#### ▼ Images



*Click to view image at full-size.*

**National Trust  
of Australia (Victoria)**

*President*  
John Dwyer, Q.C.  
*Chairman of Council*  
Simon Molesworth  
*Administrator*  
Douglas Hill



**NATIONAL TRUST**

Tasma Terrace  
Parliament Place  
Melbourne  
Victoria 3002

Telephone: (03) 654 4711  
Fax No.: (03) 650 5397

'89 JAN 31 -8 :24

FILE NO. 10110 SM:FS:3135

23 January 1989

Mr. D. N. Bethke,  
Chief Executive Officer,  
City of Melbourne,  
G.P.O. Box 1603 M,  
MELBOURNE, 3001.

*Des*  
Dear Mr. Bethke,

RE: WELSH CHURCH, LA TROBE STREET, MELBOURNE

I write to advise you that the above place has been upgraded in the National Trust's Register. The Register lists those places which, in the Trust's opinion, are important parts of Australia's heritage and which therefore require special care.

The above place has been upgraded from Recorded to Classified in the Register. The Trust believes that Classified places are an essential part of Australia's heritage and must be preserved.

In support of this Classification, the following citation has been adopted:-

"A church which became a principal focus of Welsh life in Victoria since its construction in 1871 and interesting for the arrangement of pews which changes from straight to curved along the length of the raked nave floor. It was designed by Charles Webb and is similar to his Swanston Street Church of Christ 1863 in its facade arrangement of central doorway, traceried window and flanking turrets."

The inclusion of a place in the National Trust Register does not impose any legal obligations on property owners or occupiers. The objective of including a place in the Register is to draw community attention to the special importance of that place as a component of the nation's heritage.

May I also draw your attention to the contents of Section 4(1)(d) and Section 6 of the Planning & Environment Act 1987. It is recommended that the City of Melbourne, as part of any future planning scheme review, utilise the powers conferred under the Planning & Environment Act to conserve and enhance this place, together with other places of special cultural value.

/2...



Should you have any queries regarding this Classification, please do not hesitate to contact Ms Yvonne Schneider of this office.

Yours sincerely,

A handwritten signature in cursive script that reads "Douglas".

DOUGLAS HILL  
Administrator



## HERITAGE SHOP FRONT DATA SHEET

### IMPORTANT:

This data sheet provides background information.

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.	349	Current Heritage Status of Building
Street Name	Little Bourke Street	RNE
Bldg Name		HV
Bldg date	c.1920	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 type="checkbox"/> Good <input checked="" 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 A large corner example of a typical 1930s shopfront, possibly original with building. The gates to the ingo are rare in the CAD.
Notes TS GILL shopfront ceramic tile stall board, gilding metal window frames, textured glass over.		











MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 373-75 LT. BOURKE ST.

BUILDING TITLE

TYPE FACTORY  
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 31-29

TITLE

VOL

FOL

STYLE MODERN

PERIOD

☐ Edwardian☐

Early Victorian

☒ Inter War☐

Victorian

☐ Post War

CONSTRUCTION DATE

1939

SOURCE

80, p.303

MATERIALS

WHERE NOT APPARENT

## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

unpainted  
concrete  
render☒unpainted  
decorative  
bricks☐retains evidence  
of early colours  
or finishes☐large  
shop  
front☐verandah  
decoration☐verandah roof  
and structure☐unpainted  
suspended  
shop verandah☒elaborate/high standard  
design of compact  
rendered surfaces☐

- TILED FACADE, ROUND WINDOWS, MASSING

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

GRAND LEVEL DETAILS

FINISHED NEW

O/S

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3 = REMOVE BY APPROVED METHOD

OTHER COMMENTS

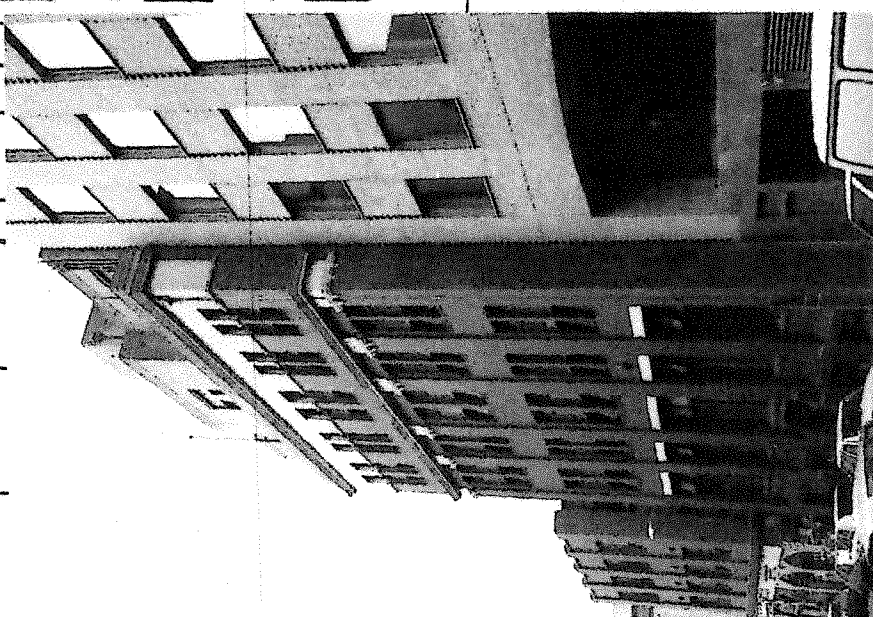
373-5









CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM						GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985																																																																														
BUILDING ADDRESS 101-405 LT. BOURGEOIS ST.																																																																																				
BUILDING TITLE DAY'S BUILDINGS					TYPE OFFICES, RETAIL <small>Original Use (if not Residence)</small>																																																																															
EXISTING DESIGNATION		HBR No		AHC																																																																																
GRADING A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> No																																																																																				
STREETSCAPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>					CONSERVATION AREA																																																																															
SURVEY DATE																																																																																				
NEG FILE 31.26																																																																																				
TITLE																																																																																				
VOL POL																																																																																				
STYLE																																																																																				
PERIOD <input checked="" type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input checked="" type="checkbox"/> Inter War MODERN <input type="checkbox"/> Victorian <input type="checkbox"/> Post War																																																																																				
CONSTRUCTION DATE																																																																																				
SOURCE																																																																																				
MATERIALS WHERE NOT APPARENT																																																																																				
NOTABLE FEATURES/SIGNIFICANCE <small>* FEATURES MAY HAVE BEEN ALTERED</small> unpainted cement render <input type="checkbox"/> unpainted decorative brickwork <input checked="" type="checkbox"/> retains evidence of early colours or finishes <input type="checkbox"/> intact shop front <input type="checkbox"/> verandah decoration <input type="checkbox"/> port supported shop verandah <input type="checkbox"/> verandah sash and structure <input type="checkbox"/> elaborate/high standard finish of cement rendered surfaces <input type="checkbox"/> Interior recommended for inspection. <input type="checkbox"/>																																																																																				
INTEGRITY Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos				CONDITION Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos																																																																																
ALTERATIONS AND RECOMMENDATIONS																																																																																				
<table><tr><td>NOS</td><td>SYMPATHETIC</td><td>RECS</td><td>INAPPROPRIATE</td><td>RECS</td><td>EXTREMELY INAPPROPRIATE</td><td>RECS</td></tr><tr><td></td><td>MODDED FLOOR</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>								NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS		MODDED FLOOR																																																																				
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS																																																																														
	MODDED FLOOR																																																																																			
<small>0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3AM = REMOVE BY APPROVED METHOD</small>																																																																																				
OTHER COMMENTS																																																																																				







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

BUILDING ADDRESS 354-60 LT. 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 29 35

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐Early  
Victorian☐

Inter War

☐

Victorian

☐

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



## NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE HAS BEEN ALTERED

undisturbed  
masonry  
render☐undisturbed  
decorative  
brickwork☐retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐post  
supported  
shop veranda☐elaborate/high standard  
design of masonry  
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; RAR = REMOVE BY APPROVED METHOD

OTHER COMMENTS







# HERITAGE SHOP FRONT DATA SHEET

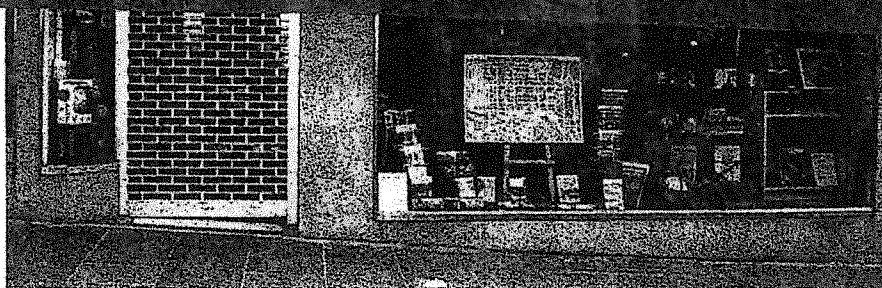
## IMPORTANT:

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 terms within the CAD.
- B. Those shopfronts that are relatively simple, typical for their period, and for which there are many other examples with similar features, or are small features, simple with alterations.



Street No.	372	Current Heritage Status of Building RNE HV NT MCC
Street Name	Little Bourke Street	
Bldg Name		
Bldg date		
Period	Modern	
Original use		Shopfront Grading <input type="checkbox"/> A <input checked="" type="checkbox"/> B
Current use	Retail	Shopfront condition <input type="checkbox"/> Good <input checked="" 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 type="checkbox"/> 1930-1945 <input checked="" type="checkbox"/> 1945-1970 <input type="checkbox"/> 1970-2000	<b>Statement of Significance</b> A relatively stylish 1950s window but later than the building. The generous window area and chromed glazing bars, with folded edges, and butt jointed are distinctive of the 1950s, and it is one of the very few notable post war windows in the CAD.
Notes	DUFF shopfront	

MELBOURNE CITY COUNCIL

Property Key 105570

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM		GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985											
BUILDING ADDRESS <b>380-84 LT. BOURKE ST.</b>													
BUILDING TITLE		TYPE <b>W/HOUSE/ HOTEL</b> <small>Original Use (if not Residence)</small>											
EXISTING DESIGNATION	HBR No	AHC											
GRADING A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> <small>No</small>													
STREETSCAPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>		CONSERVATION AREA											
SURVEY DATE													
NEG FILE <b>33.0</b>													
TITLE													
VOL <b>FOL</b>													
STYLE													
PERIOD <input checked="" type="checkbox"/> Early Victorian <input checked="" type="checkbox"/> Victorian <input type="checkbox"/> Edwardian <input type="checkbox"/> Inter War <input type="checkbox"/> Post War													
CONSTRUCTION DATE <b>1860c?</b>													
SOURCE													
MATERIALS <small>WHERE NOT APPARENT</small>													
NOTABLE FEATURES/SIGNIFICANCE <small>* FEATURE NOT HAVE BEEN ALTERED</small> <table style="width: 100%;"> <tr> <td>undisturbed element refugee <input type="checkbox"/></td> <td>undisturbed decorative brickwork <input type="checkbox"/></td> <td>retains evidence of early colours or finishes <input type="checkbox"/></td> <td>verandah decoration <input type="checkbox"/></td> <td>verandah r-o-f and structure <input type="checkbox"/></td> </tr> <tr> <td>intact shop front <input type="checkbox"/></td> <td>post supported shop verandah <input type="checkbox"/></td> <td>elaborate high standard design of cement rendered surfaces <input type="checkbox"/></td> <td colspan="2"></td> </tr> </table> Interior recommended for inspection. <input type="checkbox"/>				undisturbed element refugee <input type="checkbox"/>	undisturbed decorative brickwork <input type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	verandah decoration <input type="checkbox"/>	verandah r-o-f and structure <input type="checkbox"/>	intact shop front <input type="checkbox"/>	post supported shop verandah <input type="checkbox"/>	elaborate high standard design of cement rendered surfaces <input type="checkbox"/>		
undisturbed element refugee <input type="checkbox"/>	undisturbed decorative brickwork <input type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	verandah decoration <input type="checkbox"/>	verandah r-o-f and structure <input type="checkbox"/>									
intact shop front <input type="checkbox"/>	post supported shop verandah <input type="checkbox"/>	elaborate high standard design of cement rendered surfaces <input type="checkbox"/>											
INTEGRITY    Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos		CONDITION    Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos											
ALTERATIONS AND RECOMMENDATIONS													
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS							
	NEW UPPER WINDOWS	0	GROUND LEVEL REBUILD OF										
	WALL COLOUR?		ILLUM. SIGN, UPPER										
			LEVEL	R/S									
<small>0 = REINSTATE ORIGINAL DESIGN, S = REINSTATE SYMPATHETIC ALTERNATIVE, R = REMOVE, R/S = REMOVE BY APPROVED METHOD</small>													
OTHER COMMENTS <b>384 - FORMER HOTEL</b>													





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

BUILDING ADDRESS 386-92 LT. BOUVRE 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 332

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐ Early Victorian☐

Inter War

☐ Victorian☐

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE 392

\* FEATURE HAS BEEN ALTERED

unpainted  
current  
render☐unpainted  
decorative  
bricks☐retains evidence  
of early colours  
or finishes☐pneat  
shou  
teat☐post  
suggested  
shop veranda☐violate high standards  
design of recent  
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, 2 = REMOVE, 3A = REINSTATE BY APPROVED METHOD

OTHER COMMENTS

# 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.	390	Current Heritage Status of Building
Street Name	Little Bourke Street	RNE
Bldg Name	Hardware House	HV
Bldg date	c.1925	NT
Period	Inter War	MCC C
Original use	Retail / Offices	Shopfront Grading <input checked="" type="checkbox"/> A <input 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 A relatively elaborate 1920s shopfront, intact and probably original with the building. The leadlight highlight is unusually large, with a high level of detail.
Notes	PLS Sth Yarra shopfront rendered stall board, leadlight over	





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

BUILDING ADDRESS 398-400 LT. BOURKE ST

BUILDING TITLE

TYPE W/HOUSE,  
Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

No

B

C

D

E

F

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE

TITLE

VOL

FOL

STYLE

PERIOD

☒

Edwardian?

☐Early  
Victorian☐

Inter War

☒

Victorian

☐

Post War

CONSTRUCTION DATE

SOURCE

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

\* FEATURES MAY HAVE BEEN ALTERED

unpainted  
verandah  
timber☐unpainted  
decorative  
br. cework☐retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐post  
supported  
shop verandah☐-laboration/ship standard  
design of -mure  
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

GRADE LEVEL REBUILT 0/3

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

OTHER COMMENTS



Addr 335 349 Little Collins - 1/2 way to 350

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY  
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING ADDRESS -349 LT. COLLINS 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

35.29

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☒ Inter War

☐ Victorian

☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE 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

☐

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

CANDY NEW?

GRND. LEVEL NEW? OK

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3 = REMOVE BY APPROVED METHOD

OTHER COMMENTS

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

BUILDING ADDRESS 377-79 LT. COLLINS ST.

BUILDING TITLE COLLINS GATE

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

35.29.

TITLE

VOL

FOL

STYLE

PERIOD

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

CONSTRUCTION DATE

SOURCE

1925  
80, p 271

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

unpainted  
cement  
render☐unpainted  
decorative  
brickwork☐retains evidence  
of early colours  
or finishes☐intact  
shop  
front☐verandah  
decoration☐elaborate high  
standards  
design of cement  
rendered surfaces☐Interior  
recommended for  
inspection.☐

INTEGRITY

Good ☐ NosFair ☒ NosPoor ☐ Nos

CONDITION

Good ☐ NosFair ☒ NosPoor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

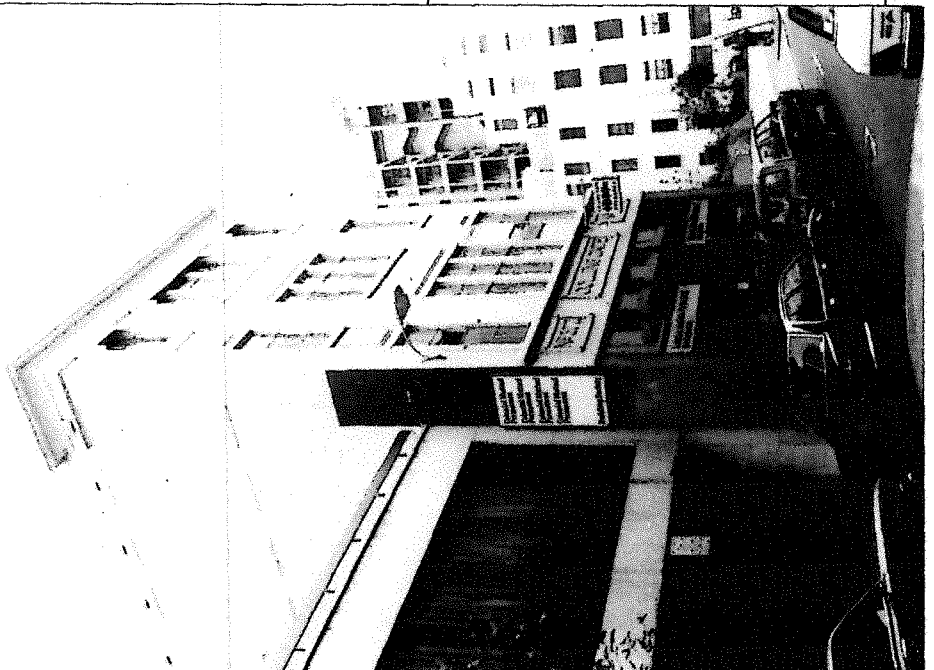
RECS

NEW GRAD. LEVEL

LIGHT ADDED  
SIGNS, SIDERK  
R/S

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3AN = REMOVE BY APPROVED METHOD

OTHER COMMENTS









GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING TITLE	TYPE <i>RETAIL, RESID.</i> Original Use (If not Residence)
----------------	---

GRADING      A ☐      B ☐      C ☐      D ☐      E ☒      F ☐

STREETSCAPE      1 ☐      2 ☐      3 ☐      CONSERVATION AREA

NEG FILE 55.32

VOL. \_\_\_\_\_ FOL. \_\_\_\_\_

PERIOD

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

**SOURCE**

**MATERIALS**  
**WHERE NOT APPARENT**



\* PLASTER HAS NOT BEEN ALTERED

unpainted cement render	<input type="checkbox"/>	unpainted decorative brickwork	<input type="checkbox"/>	retains evidence of early colours or finishes	<input type="checkbox"/>	intact shop front	<input type="checkbox"/>	post supported shop verandah	<input type="checkbox"/>	elaborate/high standard design of cement rendered surfaces	<input type="checkbox"/>
-------------------------	--------------------------	--------------------------------	--------------------------	---	--------------------------	-------------------	--------------------------	------------------------------	--------------------------	--	--------------------------

Interior  
recommended for  
inspection.

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

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

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	32	33	34	35
36	37	38	39	40	41	42
43	44	45	46	47	48	49
50	51	52	53	54	55	56
57	58	59	60	61	62	63
64	65	66	67	68	69	70
71	72	73	74	75	76	77
78	79	80	81	82	83	84
85	86	87	88	89	90	91
92	93	94	95	96	97	98
99	100	101	102	103	104	105
106	107	108	109	110	111	112
113	114	115	116	117	118	119
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169	170	171	172	173	174	175
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190	191	192	193	194	195	196
197	198	199	200	201	202	203
204	205	206	207	208	209	210
211	212	213	214	215	216	217
218	219	220	221	222	223	224
225	226	227	228	229	230	231
232	233	234	235	236	237	238
239	240	241	242	243	244	245
246	247	248	249	250	251	252
253	254	255	256	257	258	259
260	261	262	263	264	265	266
267	268	269	270	271	272	273
274	275	276	277	278	279	280
281	282	283	284	285	286	287
288	289	290	291	292	293	294
295	296	297	298	299	300	301
302	303	304	305	306	307	308
309	310	311	312	313	314	315
316	317	318	319	320	321	322
323	324	325	326	327	328	329
330	331	332	333	334	335	336
337	338	339	340	341	342	343
344	345	346	347	348	349	350
351	352	353	354	355	356	357
358	359	360	361	362	363	364
365	366	367	368	369	370	371
372	373	374	375	376	377	378
379	380	381	382	383	384	385
386	387	388	389	390	391	392
393	394	395	396	397	398	399
400	401	402	403	404	405	406
407	408	409	410	411	412</	

[illegible]

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS



GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING TITLE LAW INST. TUTE BUILDING TYPE OFFICES  
Original Use (if not Residence)

AHC

F

CONSERVATION AREA

OTHER COMMENTS

Property Key: 105956-384-390 11 Collins St

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY  
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING ADDRESS 384-90 LT. COLLINS 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

35.32

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☒

Inter War

☐

Victorian

☐

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

undainted  
cement  
render

☐

undainted  
decorative  
brickwork

☐

retains evidence  
of early colours  
or finishes

☐

intact  
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

			AIR UNITS ADDED	R/S		
			NEW GROUND LEVEL	O/S?		

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

OTHER COMMENTS

106013 6d 100 359 little longdate

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING TITLE	TYPE <i>W'HOUSE</i> Original Use (If not Residence)
----------------	--

GRADING      A ☐      B ☐      C ☒      D ☐      E ☐      F ☐

**SURVEY DATE**

NEG FILE 4-2117

**TITLE**

VOL. \_\_\_\_\_ FOL. \_\_\_\_\_

## STYLE

PERIOD ☐ Edwardian

☐ Early Victorian ☐ Inter War

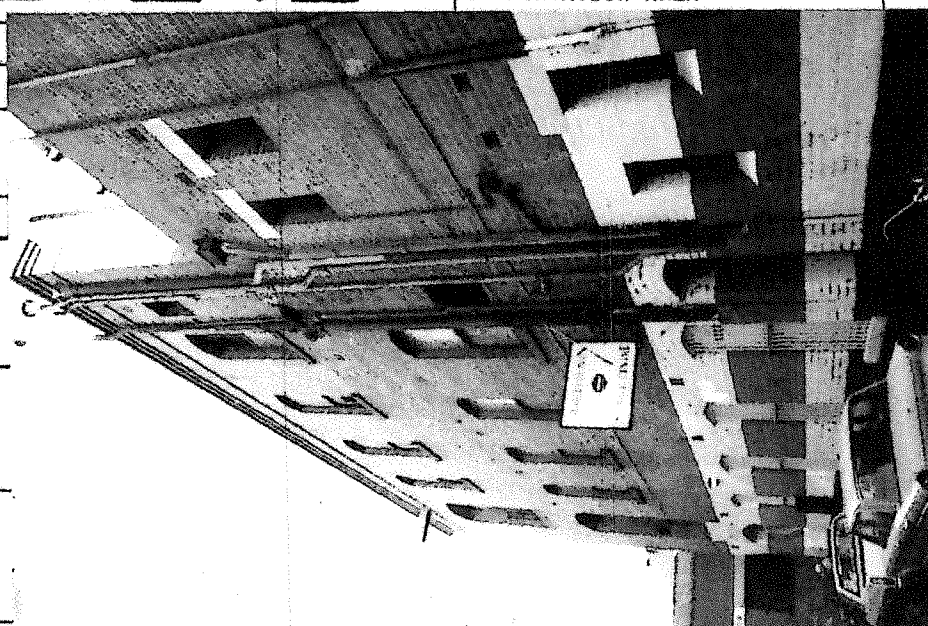
☒ Victorian ☐ Post War

CONSTRUCTION DATE

41707

SOURCE 81.p.71

MATERIALS  
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

• KATZMAN AND DAVIS 1971, 1972

DATE: 10/10/03  
PAGE: 1  
OF: 1

PRINTED BY THE  
GOVERNMENT  
OF INDIA

unpainted wood		unpainted decorative work	✓	retains evidence of early colours or finishes	
-------------------	--	---------------------------------	---	---	--

unpainted rims rider	<input type="checkbox"/>	unpainted decorative br. covers	<input checked="" type="checkbox"/>	retains evidence of early colours or finishes	<input type="checkbox"/>	intact shop front	<input type="checkbox"/>
----------------------------	--------------------------	---------------------------------------	-------------------------------------	---	--------------------------	-------------------------	--------------------------

unpainted		unpainted		retains evidence		intact		post	
support		decorative	✓	of early colours		shop		supported	
under		by crows		or finishes		front		shop verandah	

unpainted	unpainted	retains evidence	intact	post	elaborate/high standards
respects	decorative	of early colours	shop	supported	design of recent
reflector	by crown	or finishes	front	shop veranda	remains a feature

- LOADING DOORS & CATWALK
- CORBELLED CRANES

Interior recommended for inspection. ☒

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

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

## ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
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16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20
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32	32	32	32	32	32	32
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34	34	34	34	34	34	34
35	35	35	35	35	35	35
36	36	36	36	36	36	36
37	37	37	37	37	37	37
38	38	38	38	38	38	38
39	39	39	39	39	39	39
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46	46	46	46	46	46	46
47	47	47	47	47	47	47
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52	52	52	52	52	52	52
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58	58	58	58	58	58	58
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60	60	60	60	60	60	60
61	61	61	61	61	61	61
62	62	62	62	62	62	62
63	63	63	63	63	63	63
64	64	64	64	64	64	64
65	65	65	65			

[illegible]

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

OTHER COMMENTS    EBP STUDY : REGISTRATION DESIRABLE; O-SPLATT

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS

HEAPE COURT

BUILDING TITLE

TYPE WAREHOUSE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

ARC

GRADING

A

☐

B

☒

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☐

2

☐

3

☐

CONSERVATION AREA

SURVEY DATE

NEG FILE

38.102.113

TITLE

VOL

FOL

STYLE

PERIOD

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

CONSTRUCTION DATE

1854

SOURCE

B1, p31

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURE MAY HAVE BEEN ALTERED

undecorated  
element  
corner☐undecorated  
decorative  
br.ework☐retains evidence  
of early colours  
or finishes☐

fence

☐verandah  
decoration☐elaborate high  
standard design  
of cement  
rendered surfaces☐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

WALLS STUCCOED

BRICKS PAINTED

RAM?

RAM

0 = REINSTATE ORIGINAL DESIGN; 5 = REINSTATE SYMPATHETIC ALTERNATIVE; \* = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

O - LOADER &amp; CO.

CBD STUDY HBR;

# EAPE COURT WAREHOUSE

## 31 - 365 LITTONSDALE STREET (REAR MELBOURNE)

IR Number	H826
File Number	602735
Year Construction Started	1854
Municipality	Melbourne City
Extent of Registration	To the extent of the whole of the building known as Heape Court Warehouse; 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
General References	<i>Conservation Analysis of the Heape Court warehouses</i> , Allom Lovell, 1990
Spatial Information	-37.81319, 144.95999
Heritage Act Categories	Heritage place

Click on the arrow below to view the Item Categories.

### Item Categories

Item Group	Item Category
Commercial	Warehouse/storage area

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 Heape Court warehouse at the rear of 361-365 Little Lonsdale Street was built in 1854. This simple two storey brick and bluestone structure with gable roof was built for Joseph Burton Pynsent, a merchant and general outfitter. The building firm was Holmes Bros. of North Melbourne. The gable ends are parapeted and the south gable has a simple coping detail. It was later used as a blacksmith's shop for John Cooper and Sons, wholesale ironmongers and importers, who owned a complex of buildings in the vicinity including shops, stores and large yards. Heape Court has been an important commercial precinct since the early 1850s, housing a variety of businesses. Heape Court, as one of the remaining intact 19th century laneways in the central city, evokes memories of Melbourne's commercial life during the last century.

How is it significant?

The Heape Court warehouse at the rear of 361-365 Little Lonsdale Street is of historical and architectural significance.

Why is it significant?

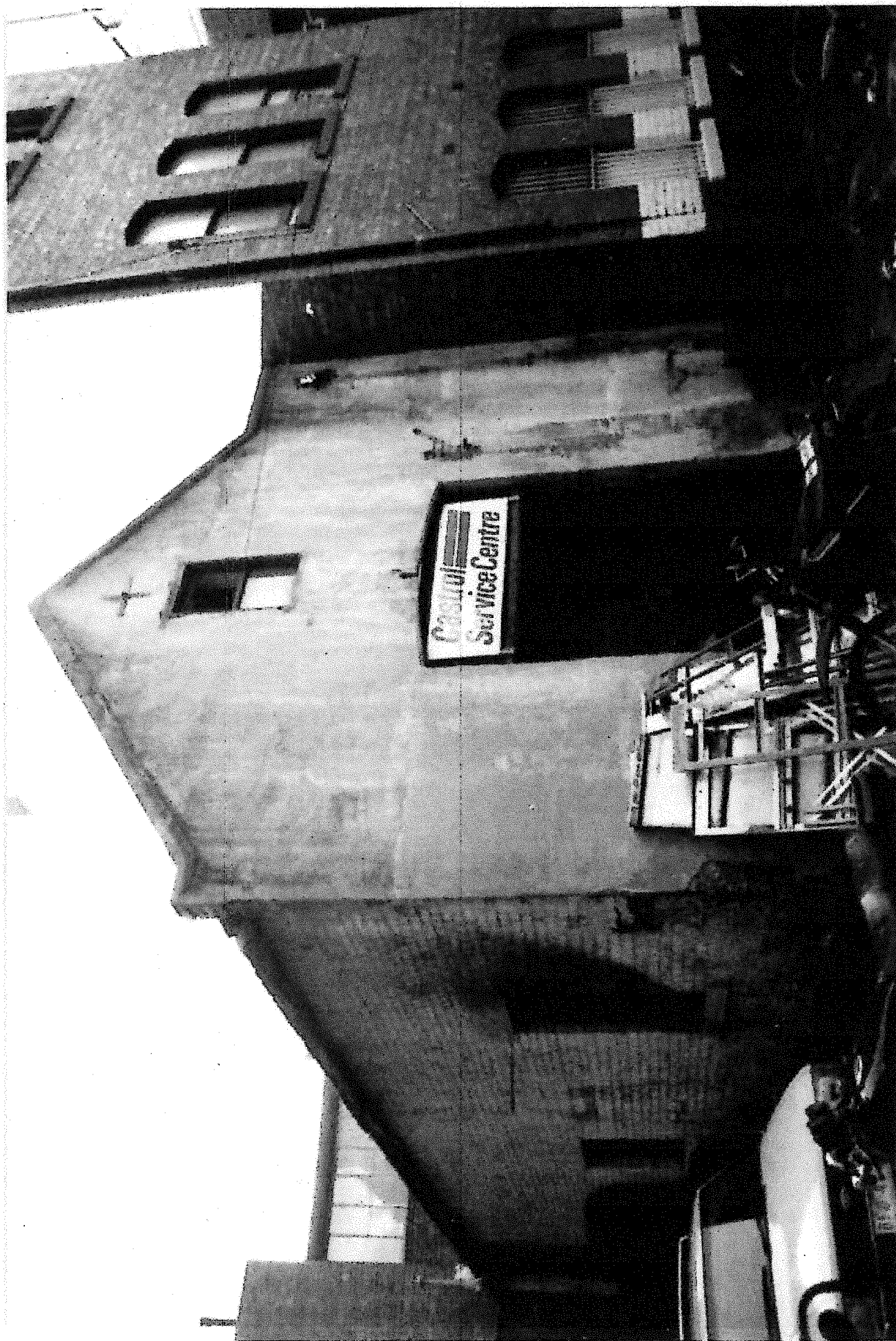
The Heape Court warehouse at the rear of 361-365 Little Lonsdale Street is historically significant as part of Heape Court, which has been an important commercial precinct since the early 1850s.

The Heape Court warehouse at the rear of 361-365 Little Lonsdale Street is architecturally significant as a rare surviving and relatively intact example of a gold rush period brick warehouse that exhibits the traditional building techniques of the early 1850s. The scale of the building is representative of the type of mid-nineteenth century development that used to characterise the whole Elizabeth Street area.

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 276-278 LT CONSDALE ST.																																																																																		
BUILDING TITLE				TYPE FACTORY <small>Original Use (if not Residence)</small>																																																																														
EXISTING DESIGNATION		HBR NO		AHC																																																																														
GRADING A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> No																																																																																		
STREETSCAPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>				CONSERVATION AREA																																																																														
SURVEY DATE																																																																																		
NEG FILE 31.4																																																																																		
TITLE																																																																																		
VOL FOL																																																																																		
STYLE																																																																																		
PERIOD <input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input checked="" type="checkbox"/> Inter War <input type="checkbox"/> Victorian <input type="checkbox"/> Post War																																																																																		
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MATERIALS WHERE NOT APPARENT																																																																																		
NOTABLE FEATURES/SIGNIFICANCE * FEATURE HAS BEEN ALTERED <table><tr><td><input type="checkbox"/> Painted render</td><td><input type="checkbox"/> Unpainted decorative or colours</td><td><input type="checkbox"/> Retains evidence of early colours or finishes</td><td><input type="checkbox"/> intact shop front</td><td><input type="checkbox"/> verandah decoration</td><td><input type="checkbox"/> verandah rail and structure</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/> Post supported shop verandah</td><td><input type="checkbox"/> elaborate/high standards design of masonry rendered surfaces</td></tr></table> <input type="checkbox"/> Interior recommended for inspection.						<input type="checkbox"/> Painted render	<input type="checkbox"/> Unpainted decorative or colours	<input type="checkbox"/> Retains evidence of early colours or finishes	<input type="checkbox"/> intact shop front	<input type="checkbox"/> verandah decoration	<input type="checkbox"/> verandah rail and structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Post supported shop verandah	<input type="checkbox"/> elaborate/high standards design of masonry rendered surfaces																																																																	
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INTEGRITY Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos			CONDITION Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos																																																																															
ALTERATIONS AND RECOMMENDATIONS <table><thead><tr><th>NOS</th><th>SYMPATHETIC</th><th>RECS</th><th>INAPPROPRIATE</th><th>RECS</th><th>EXTREMELY INAPPROPRIATE</th><th>REC</th></tr></thead><tbody><tr><td></td><td></td><td></td><td>BRICKS PAINTED</td><td></td><td>RAM</td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table> <small>0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; RAM = REMOVE BY APPROVED METHOD</small>						NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	REC				BRICKS PAINTED		RAM																																																																
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	REC																																																																												
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OTHER COMMENTS																																																																																		

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 304 LT. CONSDALE

BUILDING TITLE

TYPE FACTORY  
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

TITLE

VOL

FOL

STYLE

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

FPT = Parapet

WB = Weather board

VER = verandah

NOTABLE FEATURES/SIGNIFICANCE

\* FEATURES NOT HAVE BEEN ALTERED

UNDESIGNED  
ELEMENT  
CHANGING☐UNDESIGNED  
DECORATIVE  
DETAILED☐DETACHED EVIDENCE  
OF EARLY TOWNSHIP  
OR FINISHES☐UNDESIGNED  
EVIDENCE  
OF EARLY TOWNSHIP☐UNDESIGNED  
EVIDENCE  
OF EARLY TOWNSHIP☐UNDESIGNED  
EVIDENCE  
OF EARLY TOWNSHIP☐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

BRICKS PAINTED

RAYM

AIR UNITS ADDED

R/S

0 = REINSTATE ORIGINAL DESIGN, S = REINSTATE SYMPATHETIC ALTERNATIVE, R = REMOVE, RAYM = REINSTATE BY APPROVED METHOD

OTHER COMMENTS

PROPOSAL KEY: 105699-355-357 Lonsdale St

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY  
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,  
Architect,  
Arch. Historian  
Urban Designer 1985

BUILDING ADDRESS 355-57 LONSDALE ST

BUILDING TITLE

TYPE 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

1-20

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

undisturbed  
masonry  
render

☐

undisturbed  
decorative  
brickwork

☐

retains evidence  
of early colours  
or finishes

☐

intact  
shop  
front

☐

undisturbed  
shop verandah

☒

elaborate/high standard  
design of masonry  
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

OTHER COMMENTS

PERIOD/TIME ONLY.

OTHER COMMENTS ORNAMENT APPEARS MUCH LATER THAN 1873