

RE BUILDING CITATION

WAREHOUSE
IS: 377-379 LONSDALE STREET

SHIP STATUS: PRIVATE X MUNICIPAL ___ STATE ___ COMMONWEALTH ___
USLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: X NO: ___

IS FOR SPECIFICATION

STERED BUILDING: HBR ___
GBR ___
NER ___

ID BY NATIONAL TRUST:

IED ___
DED X

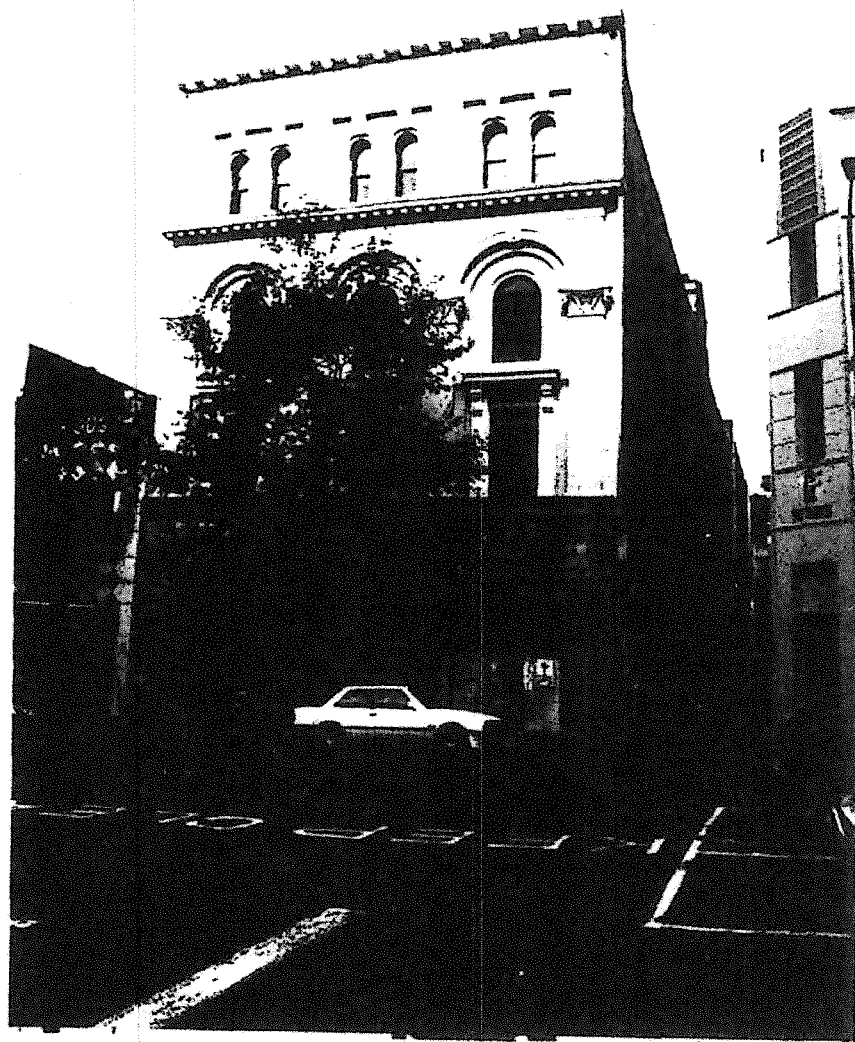
TIFIED BY HBPC AS:
IVIDUAL BLG (NOT REG) X
OF STREETScape X

IR _____

NSERVATION STUDY GRADING C

NCES

FATION ___ TRUST CITATION ___
TATION ___ HBPC STUDIES X
UDIES X



MENT OF SIGNIFICANCE

3 storey warehouse built in 1889 with its working aspect to Nia
but also with a monumental rendered facade to Lonsdale Street.
able for the design of its facade and its contribution to the
uses of Niagara Lane.

Central Activities District Conservation Study

Citation

heet 377-379
e History

Built in 1888-9 for Edward Keep & Co., hardware makers and ironmongers, it was rebuilt after a disastrous fire in 1895. The original architects were Twentyman & Askew and the builders, Waring & Rowden, of Fitzroy.

Edward Keep, his son and nephew, (Ronald and J. Francis Keep), conducted the business at the time of the fire, a contemporary report giving their tenure in the city as 46 years. Originally established in Elizabeth Street, the firm had spent some 16,000 pounds in building the Lonsdale Street premises, then possessing four floors and a basement, all stocked with general hardware lines (valued at 43,500 pounds). The fire had established the worth of parapets and, what was described in 1899, as an 'unpierced wall' on the eastern side in halting the spread of flame but otherwise, all of the interior was lost, leaving the four walls. A last minute grab for 200 pounds of gun powder, stored in the basement, obviated the store's total destruction, but remaining ammunition and kerosene drums created a pyrotechnic which convinced onlookers they were experiencing war-time conditions.

One elderly gentleman close to the flames, when told to stand back, observed quietly that he was '...merely by my own fireside...' This was the firm's founder, Edward Keep. Although the stock was insured and stock supplies guaranteed by other wholesalers, the fire meant an end to the business as it had been, with the retirement of Edward and his son. The nephew, J. Francis Keep, and his brother, Albert, were to continue the firm at their 100 Franklin Street address (carriage ironmongery, agricultural implements), recently taken over from Ferguson & Urie.

Keep had worked in his father's Birmingham 'factoring' firm (Keep & Hinkley) in the 1840s, but made his fortune in the new Colony during the gold era, with a high demand producing high profit margins for imported hardware. Prefabricated houses, landed at a cost of 25 pounds, were resold at auction for 60-70 pounds each, but these margins evaporated in the slump which followed. The 1880's boom had revived the firm and sons and nephews brought young blood to the management, this store being built in the process. The 1890s depression, however, taxed the firm severely, it being only just before the fire that the firm saw some hint of recovery.

The store was sold in 1903 and occupied by James Spicer & Sons, paper merchants, complementing the rise of the printing industry in the city's north-west. Spicer & Detmold eventually owned and occupied the building, followed by Rank Xerox in the 1960s. Architects, Carleton & Carleton, carried out renovation work for Spicer & Detmold in the 1940s.

Description

A four-storey cemented warehouse elevation, comprised of bold, tall-arched fenestration and unusual attic composition. Divided vertically into three bays, the uppermost attic level is framed within three severe rectangular openings, contrasting with the paired arched windows set within each. Above this is a deeply bracketed and panelled entablature at the main cornice and above that again the parapet raised entablature. The intermediate level facade possesses tall arched openings with stylized Corinthian order capitals and set within each are superposed window openings, the lower of each possessing bracketed flat pediments in an aedicule configuration, whilst the upper windows are simply arched with moulded architraves. The upper piers descend through to the ground level section of the elevation, reaching the ground in a smooth rusticated form.

Central Activities District Conservation Study

Citation

The exposed western wall is austere red faced brick work with basalt rubbing rails and surviving cat-head over the loading doors. This elevation extends some length down Niagara Lane, with raised entablature and pediment at an intermediate point. The elevation is strongly composed and impressive in the juxta-positioning of rectangular and arched forms and openings.

External Integrity

The interior and ground level have been renovated, but in a sympathetic manner where ground level glazed screens have been divided with broad verticals and recessed behind the main piers. Colours are sympathetic to the period. The western elevation has been painted, (in part), as have the basalt sills, a grey colour.

Streetscape

Related in scale and finish to the Moderne style on the west, but otherwise isolated in Lonsdale Street, however the Niagara Lane elevation is a strong contribution to an impressive warehouse lane.

Significance

An architecturally successful and externally near complete warehouse design, which may be identified with two major firms, one a hardware merchant, the other a paper wholesaler, also complementary to the important warehouse streetscape of Niagara Lane.

PROPERTY KEY: 105704-377-381 Lonsdale St

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM				GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985			
BUILDING ADDRESS <u>377-79 LONSDALE ST</u>							
BUILDING TITLE				TYPE <u>W'HOUSE, OFFICES</u> <small>Original Use (if not Residence)</small>			
EXISTING DESIGNATION		HBR No	AHC	NT 446446 NOTABLE			
GRADING		A <input type="checkbox"/>	B <input type="checkbox"/>	C <input checked="" 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		<u>1.17</u>					
TITLE							
VOL		FOL					
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					
CONSTRUCTION DATE		<u>1880</u>					
SOURCE		<u>GO p.321</u>					
MATERIALS WHERE NOT APPARENT							
NOTABLE FEATURES/SIGNIFICANCE * FEATURE MAY HAVE BEEN ALTERED undisturbed <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"/> verandah decoration <input type="checkbox"/> verandah roof and structure <input type="checkbox"/> elaborate/high standard finish of cement rendered surfaces <input checked="" type="checkbox"/> <u>- NOTABLE FACADE COMPOSITION/DETAIL</u> <u>- LOADING BAYS, SIDE</u> 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							
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS	
			<u>GROUND LEVEL</u>				
			<u>REBUILT</u>	<u>O/S</u>			
			<u>BRICKS PAINTED, SIDE</u>	<u>RAIN</u>			
O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD							
OTHER COMMENTS <u>@/KEEP & CO. ; CAP STUDY RECOMMENDED SIDE ELEVATION TO CAN BE KEPT & POSSIBLY UPPER FACADE.</u>							

NOTABLE BUILDING CITATION

NAME: Mitchell House
ADDRESS: 352-362 Lonsdale 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 ☐

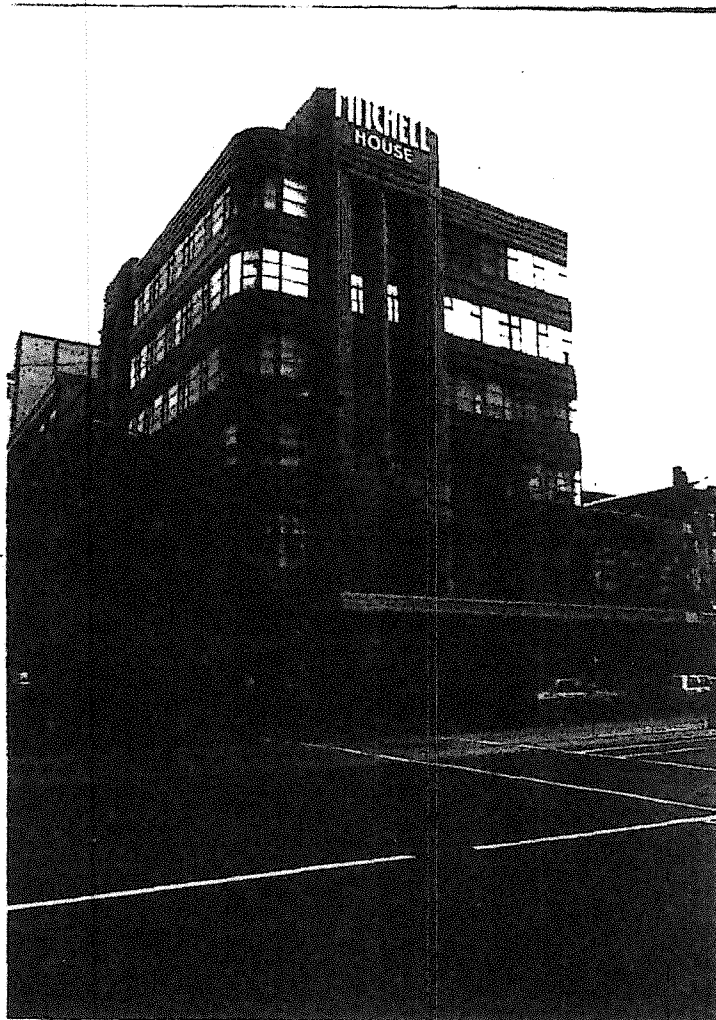
3. IDENTIFIED BY HBPC AS:
INDIVIDUAL BLG (NOT REG) ☒
PART OF STREETScape ☐

4. OTHER ☐

MCC CONSERVATION STUDY GRADING B

REFERENCES

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



STATEMENT OF SIGNIFICANCE

An outstanding example of the Moderne style in Melbourne, Mitchell House was built in 1937 as offices for the brush manufacturers Thos. Mitchell & Co. It was designed by the architect, Harry Norris, as a two-stage 10 storey building. The additional four floors of the second stage were never completed. The external render sections were originally finished in white cement which, together with its columnless corners and horizontal bands of glass, gave it a thoroughly modern streamlined look.

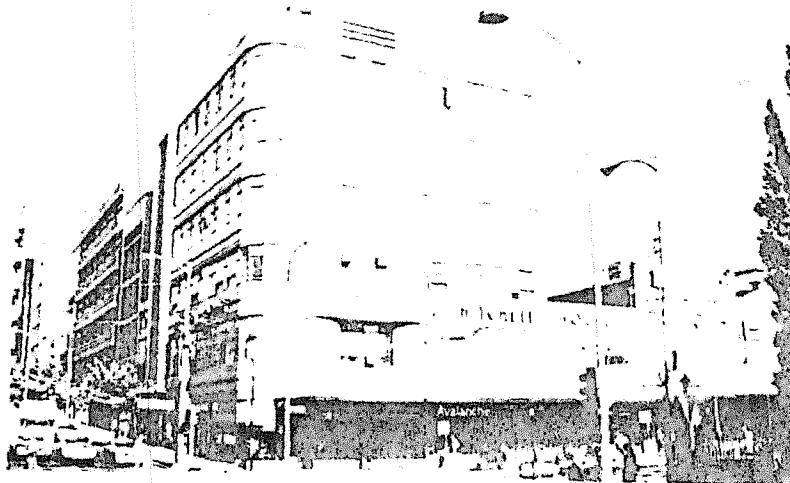
1 TYPE OFFICE/RETAIL
2 .
3 NAME
4 . MITCHELL HOUSE
5 .
6 .
7 ADDRESS
8 . 352-62 Lonsdale Street,
9 . Melbourne 3000
10 .
11 AMG E3.20 N 58.13
12 BUILDER
13 . Hansen & Yuncken
14 .
15 .
16 PRICE
17 CONSULTANTS
18 . Clive S. Steele (S)
19 .
20 .
21 .
22 OWNER

LGA MELBOURNE 180

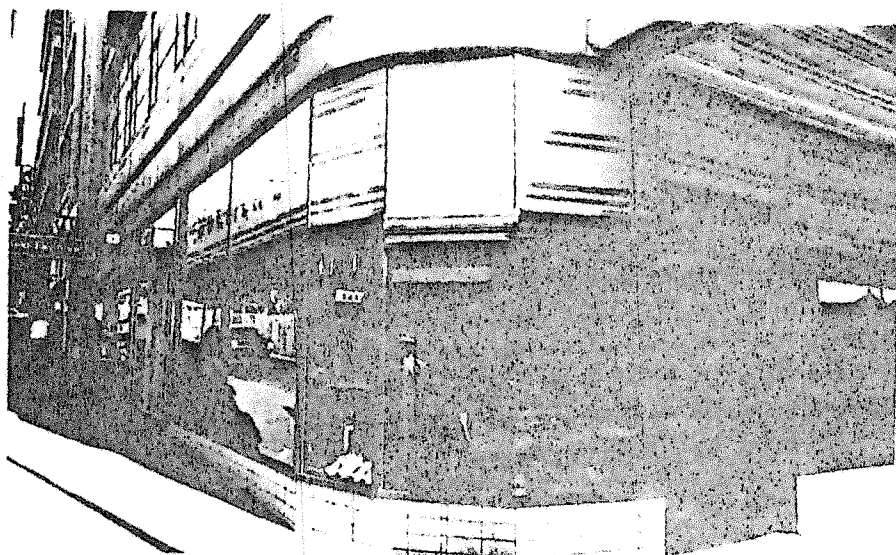
ARCH. HARRY F. WELLS B.

STYLE 12/11

DATE 1936

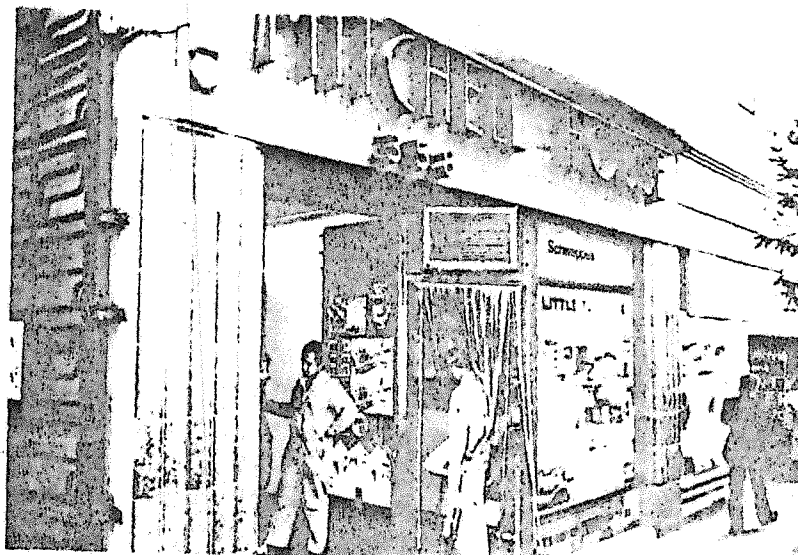
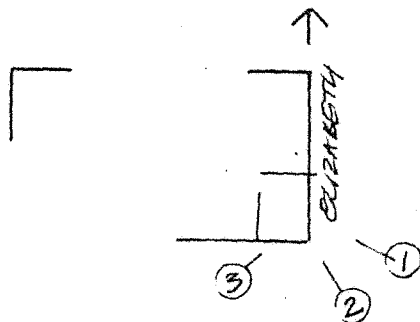


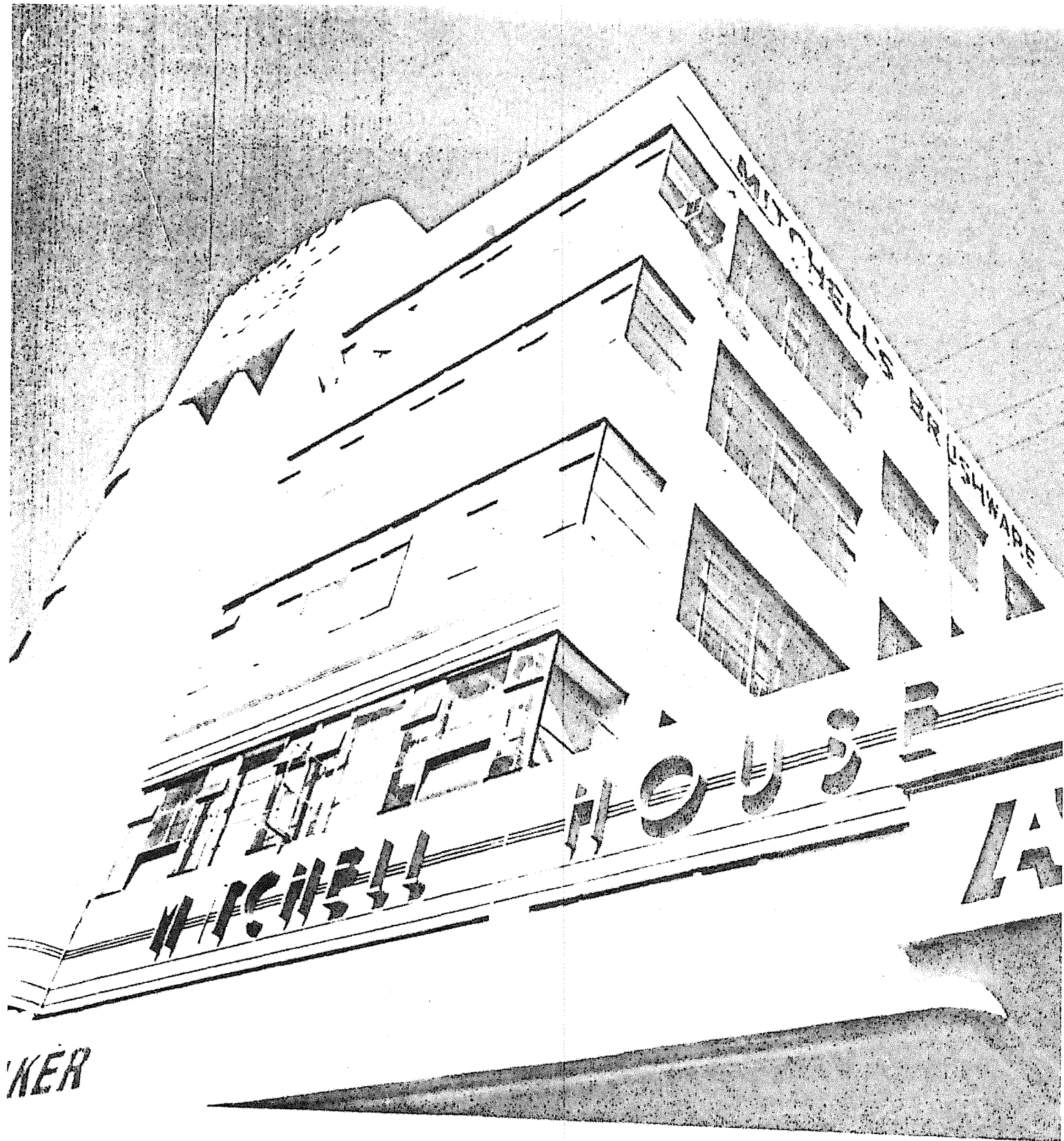
25 .
26 MATERIALS
27 . W-Ctf; COs; WW-S;
28 . FR-S; Wi-Cbs (Breeze
29 . blocks); F-COR (grano);
30 . ST-COR; 5s
31 AWARDS
32 .
33 REGISTERS HBC AHC
34 NTC NTR FN
35 REFERENCES
36 . BP 1936 verandah & shop
37 . front ;
38 . BP17462, 19.6.36; DR
39 . 1936(MCC);
40 . BP17839, shop front
41 . details 19.10.36
42 .
43 .
44 .
45 .
46 .
47 .



48 PHOTOS FILE DATE
49 . 39 6.83
50 .
51 .

52 PLAN: MELWAYS





TWENTIETH CENTURY ARCHITECTURE
REGISTER OF ROYAL AUSTRALIAN
INSTITUTE OF ARCHITECTS

HERITAGE SHOP FRONT DATA SHEET

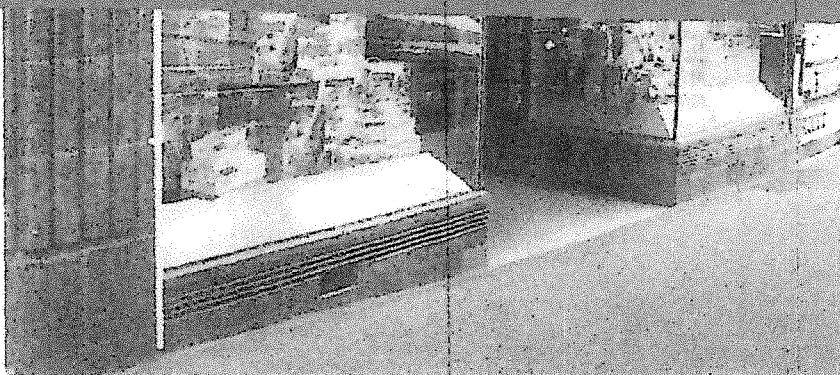
IMPORTANT:

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.	352-362	Current Heritage Status of Building	
Street Name	Lonsdale Street	RNE	
Bldg Name	Mitchell House	HV	
Bldg date	1936	NT	4786
Period	Inter War	MCC	B
Original use	Retail/ Offices	Shopfront Grading	<input checked="" type="checkbox"/> A <input type="checkbox"/> B
Current use	Retail/ Offices	Shopfront condition	<input type="checkbox"/> Good <input 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	Highly notable streamlined Moderne windows, original to the building, and integrated with the architecture. The use of faience stall boards, with horizontal banding is unusual and distinctive. Alterations to corner window most unfortunate.
Notes Modern stall board and windows, band over windows original gilding metal & glass with frosted film. DUFF shopfront to No. 356 intact, including faience stall board. One of the more notable Moderne style buildings in Melbourne, by noted inter-war architect, Harry Norris.			

Askew House
1-372 Lonsdale Street
37-38

story

The old architectural firm, Twentymen & Askew designed this speculative office

6

Work for G & J Askew in 1936; the engineers were John A Laing and N H
Lissen and the builders, Hansen & Yoncken. Wunderlich P/L made the
terra-cotta facade in their Sunshine works.

Early tenants included the Tattersalls Club and branch of the Bank of New
South Wales on the ground floor; Whitcombe & Tombs P/L publishers and
booksellers; John Sands P/L showroom and a bevy of hardware merchants
probably drawing trade from Mitchell House, next door) which included
Mor & Pizzey and Harold J Boer.

Description

Militarian and almost Modern (rather than Moderne) in concept, Askew House
displays none of the stylish pastiche of Mitchell House next door, and
once lacks the predictable combination of vertical stair-cum-lift element
and horizontal spandrels to be found in many contemporary multi-storey
commercial buildings; (i.e., Jensen House, Swanston Street). The
decorative streamline ribs on the spandrels are still there, but otherwise
the metal-framed windows, terra-cotta faced dividing piers and austere
ground-level entrance is a more functionalist solution than the much lauded
(and more stylish) Australia Hotel, Collins Street.

Internal Integrity

Generally original, except for added signs.

Streetscape

Complements Mitchell House in finish, scale and style.

Significance

Although at first appearing to be austere and devoid of style, it is these
very factors which label the building decidedly Functionalist (perhaps by
default) and, as that, at a relatively early date it also performs a
contributory role in a contemporary commercial streetscape.

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1-372 Lonsdale Street
37-38

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Property key 105740

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 382-84 LONSDALE ST

BUILDING TITLE OTC HOUSE

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

TYPE/ERA ONLY

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE

18-355

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☐ Victorian

☒ Post War

CONSTRUCTION DATE

1958-9

SOURCE

2011C REG.

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

☐ original
element
retained

☐ original
decorative
detailwork

☐ retains evidence
of early colours
or finishes

☐ intact
masonry
work

☐ most
structural
work retained

☐ original
finish retained
on most
exterior surfaces

- LETTERING 'OTC'

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

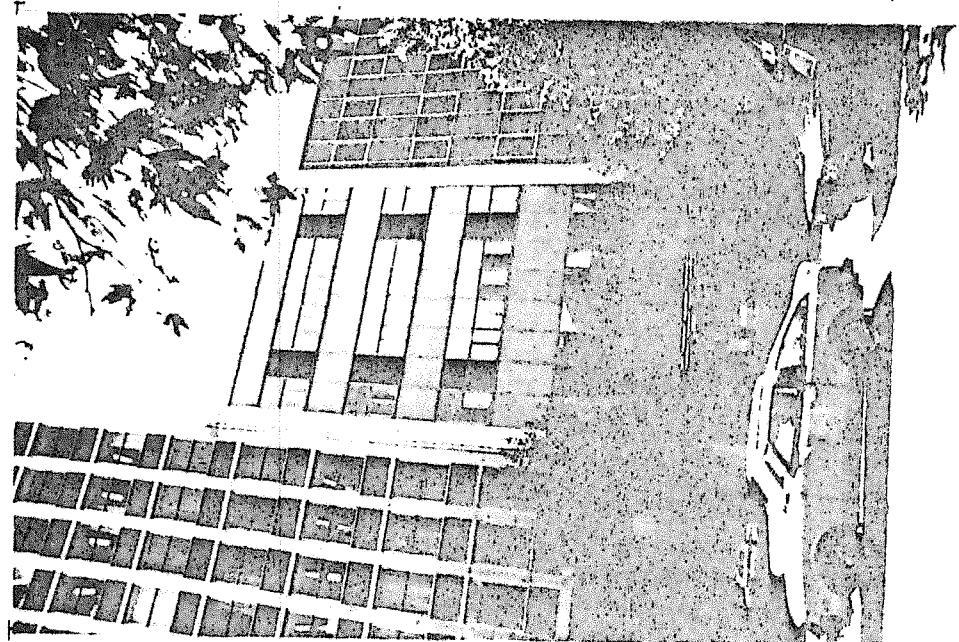
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OTHER COMMENTS

SEE 2011C REG.

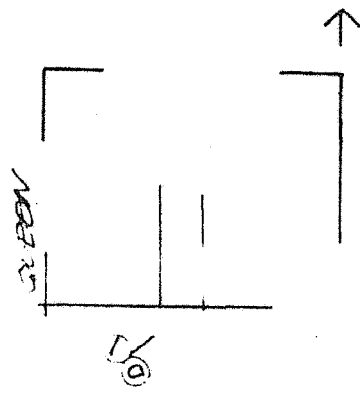
D

1 TYPE OFFICES LGA MELBOURNE 166 ARCH. GAWLER & BOARDMAN
2 .
3 NAME STYLE 20 DATE 1958-59 (Renovation)
4 . Overseas Telecommuni-
5 . cations Commission
6 .
7 ADDRESS
8 . 382-84 Lonsdale St.,
9 . Melbourne 3000
10 .
11 AMG E 3.20W 58.13
12 BUILDER
13 .
14 .
15 .
16 PRICE E £48,000
17 CONSULTANTS
18 .
19 .
20 .
21 .
22 OWNER



25 .
26 MATERIALS
27 . W-Gcw, Ct
28 .
29 .
30 .
31 AWARDS
32 .
33 REGISTERS HBC AHC
34 NTC NTR FN
35 REFERENCES
36 . 1-p.15;
37 . BP32671,5.9.58 alt;
38 . 26.2.59 mechanical
39 . ventilation
40 .

43 .
44 .
45 .
46 .
47 .
48 PHOTOS FILE DATE
49 . 5.1E27 3.82
50 .
51 .
52 PLAN: MELWAYS 1 H.8 N



Property Key: 105705 - 383-387 Lonsdale St

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 383-87 LONSDALE ST.

BUILDING TITLE HOTEL FRANCIS

TYPE HOTEL
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



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

unpainted
render



unpainted
decorative
brickwork



retains evidence
of early colours
or finishes



intact
shop
front



post
supported
shop verandah



elaborate/high standard
design of named
rendered surfaces



1. CHEVRON 'ART DECO' PATTERNS (CHEVRONS)

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

			SIGNS PROFUSE	N/S		
			NEW DOORS	O/S		
			HIGHLIGHTS BLOCKED	O/S		
			NEW ART DECO TILING	O/S		

* REINSTATE ORIGINAL DESIGN: S * REINSTATE SYMPATHETIC ALTERNATIVE: B * REMOVE: RAN * REMOVE BY APPROVED METHOD

OTHER COMMENTS TYPE/ERA ONLY?

Property Key 105-739

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

BUILDING ADDRESS 286-302 CONSDALE 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

18-36

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

undisturbed
masonry
render☐undisturbed
decorative
bricks/mortar☐retains evidence
of early colours
or finishes☐intact
shop
front☐post
supported
shop verandah☐elaboration 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

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

OTHER COMMENTS

TYPE & PERIOD

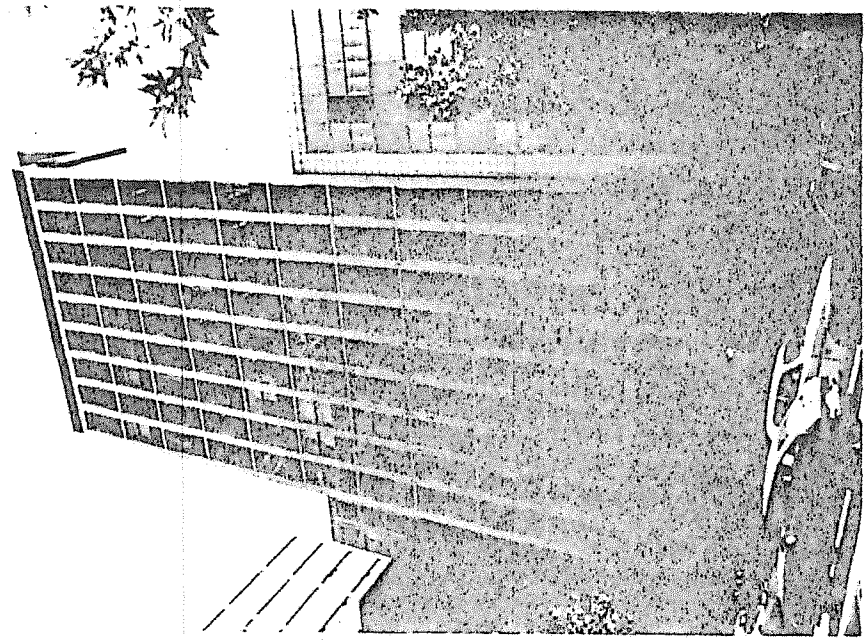
1 TYPE OFFICES
 2 .
 3 NAME
 4 . ELECTROLYTIC ZINC
 5 .
 6 .
 7 ADDRESS
 8 . 390 Lonsdale Street,
 9 . Melbourne 3000
 10 .
 11 AMG E 3.20N 58.13
 12 BUILDER
 13 .
 14 .
 15 .
 16 PRICE E £1,140,000
 17 CONSULTANTS
 18 .
 19 .
 20 .
 21 .
 22 OWNER

LGA MELBOURNE 107

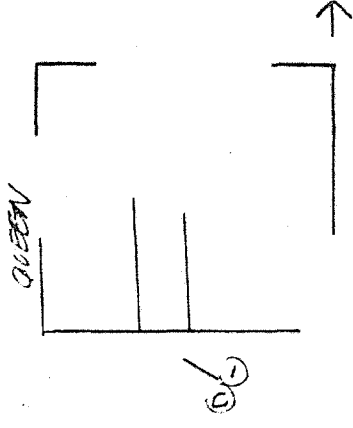
ARCH. STEPHENSON & TURNER

STYLE 18/19

DATE 1957-59



25 .
 26 MATERIALS
 27 . W-ST; WW-AL; A
 28 .
 29 .
 30 .
 31 AWARDS
 32 .
 33 REGISTERS HBC AHC
 34 NTC NTR FN
 35 REFERENCES
 36 . 1-p.15; 4-
 37 . 1.9.59(83) illust;
 38 . BP31662,17.10.57
 39 . (sign to front 20.11.59)
 40 .
 41 .
 42 .
 43 .
 44 .
 45 .
 46 .
 47 .
 48 PHOTOS FILE DATE
 49 . 5.1E 3.82
 50 .
 51 .
 52 PLAN: MELWAYS 43 G.7 N



Central Activities District Conservation Study

tation

ljoins similar functionalist-oriented designs of differing periods.

gnificance

ne building is an intact, early departure from the glass box, then only two years old in Mel
nd adoption of air-conditioning rather than the more common mechanical ventilation and openab
ndows. As such it was a prototype for the large number of stone and pre-cast facades t
up until the gradual emergence of the 'skin' buildings (such as Eagle Star and B.H.P.) and t
cin/glass-box hybrid by the re-adoption of reflective all-glass cladding (Rialto Tower). It
emonstrates the quickly learnt lesson of solar load, by its louvre placement. It con
n association with one of Australia's biggest mining companies.

Central Activities District Conservation Study

Citation

Street 386-392
 Isdale History

Electrolytic Zinc was designed in the period when the Western Market development proposal was reaching fruition and architectural observers were noting the turn from glass curtain works to stone-faced facades on city office blocks. Both factors are linked with this building, given its westward siting and its marble and granite facade.

Nearby was another store facade (Guardian Assurance, corner William and Collins) designed by Melbourne's largest architectural firm, Bates Smart & McCutcheon, but the city's second largest firm (Stephenson & Turner) was responsible for this design, completed by mid-1959, after two years in construction. Observers noted its resemblance to the same firm's new Arbitration Courts. The building was one of the early fully air-conditioned offices but, nevertheless, logically retained the age-old openable double-hung (aluminium) windows to facilitate cleaning. The air-conditioning also inspired the operable louvres on the vulnerable west elevation, saving some 30% in plant capacity.

The E.S. & A. Bank occupied the double-height ground level and the Electrolytic Zinc Company of Australasia Ltd. shared the upper levels with Associated Pulp & Paper Mills, Metal Manufacturers Ltd., Cable Makers Australia Ltd., Australian Associated Press, and other linked organisations such as T.V.T. Channel 9 and T.V.W. Channel 7.

Electrolytic Zinc was established in 1916, dealing with lead, zinc and silver mining and refinement when this building was erected as its head office. Its products reflected the new base for mining in Australia after copper, gold and tin extraction began to decline only this century. Broken Hill was the centre of most of the new companies.

Description

Ten storeys above a lofty ground level with mezzanine, the elevation is divided into nine bays reducing to three major bays at the ground, continued as slim travertine-faced columns. The stainless steel framed entrance screen is set-back from the building line facing a courtyard paved and faced with differing marbles. Access to this low level court is obtained through a stainless steel balustrade and picket gate, set between the columns at the frontage, via set of 'floating' riser-less marble stairs. The courtyard soffit is divided off into squares with shallow pyramidal metal tiles. A recessed incandescent globe gleams from the intersection of each tile border as a further emphasis to the ceiling pattern. The words 'Electrolytic Zinc' have been placed on the transom over the entry.

The Hardware Street elevation takes on a more functional note. Although still divided into a grid by the marble-clad piers, granite spandrels and floor slabs, each opening is filled with aluminium (?) vertical louvres, creating a bold textural pattern.

External Integrity

Generally original.

Streetscape

Property Key 105737

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

402-408 CONSPACE ST.

TYPE *OFFICES*
Original Use (If not Residence)

HBR No

AHC

A B ☐

C ☒

D ☐E ☐

Fr ☐

No

1 ☐ 2 ☐ 3 ☐

CONSERVATION AREA

P70.

41.20

10

FOL

☐ Edwardian
☐ Inter War
☒ Post War

☐ Edvardine☐ Inter War☒ Post War

List of Abbreviations:

SOURCE:

BW = Brickwork

DEC = Decoration

WHERE NOT APPARENT

CI = Cast iron

FLR = Floor

TC = Terra cotta

PPT = Paracet

WB = Weather board

VER = verandah

force	<input type="checkbox"/>	verandah decoration	<input type="checkbox"/>	verandah, roof and structure	<input type="checkbox"/>
interior shop front	<input type="checkbox"/>	post supported shop verandah	<input type="checkbox"/>	elaborate/high standard design of cement rendered surfaces	<input type="checkbox"/>

* PLANTING MAY HAVE BEEN ALTERED

1 of 1
 2 of 1
 3 of 1

unpainted
decorative
br.cework

retains evidence
of early colours
or finishes

inter-
shop
front

post
supported
shop verandah

elaborate/high standard
design of cement
rendered surfaces

- UNUSUAL CANTILEVERED WINDOW ELEMENTS

Interior
recommended for
inspection.

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

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

[illegible]

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

OTHER COMMENTS (A)- BATES SMART & MCCUTCHEON ??

MELBOURNE CITY COUNCIL

Property Key 105735

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS **444-446 CONSDALE ST**

BUILDING TITLE

TYPE **OFFICES, BANK?**
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

PPT = Parapet

WB = Weather board

VER = verandah

NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

unpainted
recent
render

unpainted
decorative
brickwork

retains evidence
of early colours
or finishes

intact
shop
front

post
supported
shop verandah

elaborate/high standard
design of recent
rendered surfaces

- 'VERTICAL FEATURE' SUBLIMATED IN 1950-60s

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

ABLE BUILDING CITATION

E: FORMER STOREHOUSES
RESS: 15-19 McKILLOP STREET

ERSHIP STATUS: PRIVATE ☒ MUNICIPAL ___ STATE ___ COMMONWEALTH ___
VIOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☒ NO: ___

SONS FOR SPECIFICATION

REGISTERED BUILDING: HBR ___
GBR ___
NER ___

LISTED BY NATIONAL TRUST:
SSIFIED ___
ORDED ___

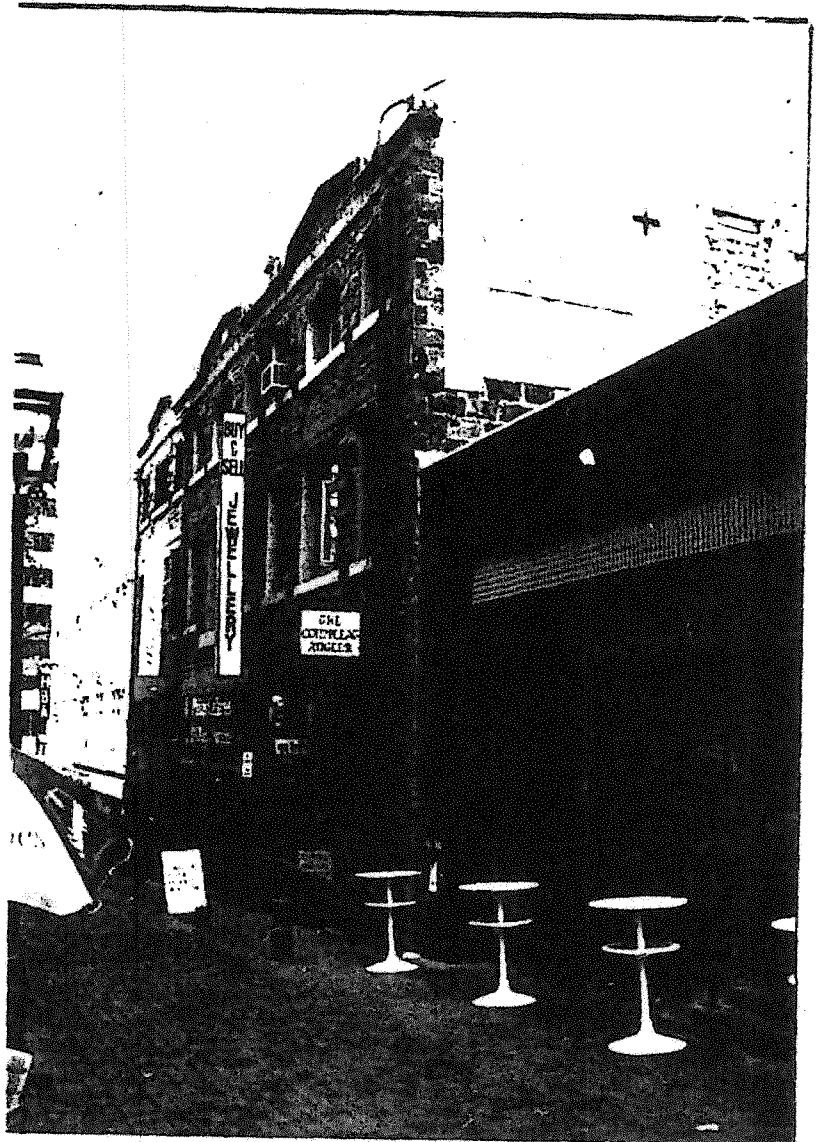
IDENTIFIED BY HBPC AS:
INDIVIDUAL BLG (NOT REG) ☒
ART OF STREETScape ___

THER _____

CONSERVATION STUDY GRADING A

ERENCES

CITATION ___ TRUST CITATION ___
CITATION ___ HBPC STUDIES ☒
STUDIES ☒



TEMENT OF SIGNIFICANCE

se three bluestone three-storey stores are believed to have been
structed in the early 1850's and were used in that decade as the
mises of businesses associated with the early horse bazaars in Bour
eet such as coach builders, blacksmiths and veterinary surgeons. T
e later used as bonded stores. The buildings are of great interest
ause of their age, their primitive rubble construction and their
able associations with a very early and now vanished industry of th
y.

Plan

Description

Integrity

Significance

Melbourne Roll

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM			GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985	
BUILDING ADDRESS 15-19 MCKILLOP ST.				
BUILDING TITLE CENTRAL BONDING WAREHOUSES, F.			TYPE WAREHOUSE S <small>Original Use (if not Residence)</small>	
EXISTING DESIGNATION	HBR NO	AHC	NOTABLE	
GRADING	A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input 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 36.6

TITLE

VOL FOL

STYLE

PERIOD

☐ Edwardian
☒ Early Victorian
☐ Victorian

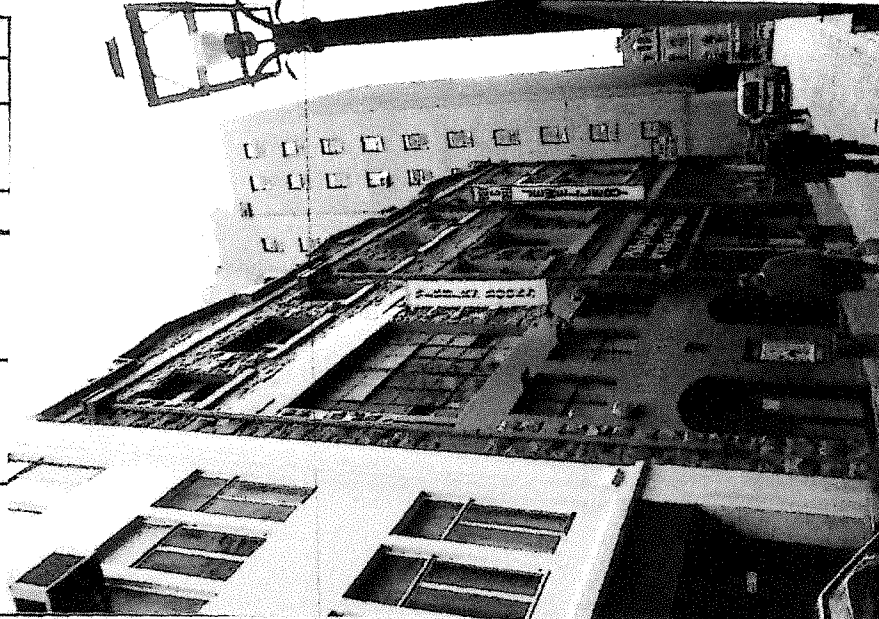
☐ Inter War
☐ Post War

CONSTRUCTION DATE
1851-1860..

SOURCE
80 p. 293

MATERIALS
WHERE NOT APPARENT

17
15



NOTABLE FEATURES/SIGNIFICANCE				
<small>* FEATURES MAY HAVE BEEN ALTERED</small>				
<small>unpainted concrete corner</small> <input type="checkbox"/>	<small>unpainted decorative brickwork</small> <input type="checkbox"/>	<small>retains evidence of early columns or finishes</small> <input type="checkbox"/>	<small>verandah decoration</small> <input type="checkbox"/>	<small>retained roof and structure</small> <input type="checkbox"/>
<small>unpainted shop front</small> <input type="checkbox"/>	<small>unpainted shop front</small> <input type="checkbox"/>	<small>post supported shop verandah</small> <input type="checkbox"/>	<small>elaborate/iron standards section of cement rendered surfaces</small> <input type="checkbox"/>	
<small>Interior recommended for inspection.</small> <input type="checkbox"/>				

INTEGRITY Good <input checked="" type="checkbox"/> Nos 17-19 Fair <input checked="" type="checkbox"/> Nos 15 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
			STONE PAINTED		RAM	
17			UPPER ILLUM. SIGN NEW R/S			
15	NEW GRAD. OPENINGS		NEW OPENINGS, UPFR. Q		(AS 17-19)	
"			NEW STUCCO, GRAD.		RAM	
19			AIR UNIT NEW		R/S	
	OPENINGS REPAIRED					

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REPAIR BY APPROVED TRADES PRE 1948??

OTHER COMMENTS CBD STUDY → HBR; O DUNLOP MCNAB & CO.
 FACTS REQUIRE RESEARCH & REVISION

Central Activities District Conservation Study

Citation

street 016-022
 lot History

The merchant firm, Alston & Brown, (managed by Thomas Alston, J.P. of Braemar, St. Kilda, and S. V. Payne) replaced wood and iron stables with these brick stores in 1888-9 to the design of Thomas Watts & Sons and constructed by builders, Martin & Peacock. Apparently built as a speculative venture, the stores' early occupants included the Oriel Printing Company (managed by Joseph Colthurst) and Marcus Ward & Company, wholesale stationers. Watts also designed the Sands & McDougall building, Spencer Street, around this time.

Alston & Brown were all of general importers, silk mercers, drapers, hosiers, glovers, outfitters, tailors and furniture and carpet warehousemen, with their main warehouse in Collins Street West, but with subsidiary stores in Little Collins Street West, and a branch at 27 Wallbrook Street, London. At the peak of the speculative property boom, Benjamin Fink purchased their Collins Street premises and refitted them as offices to the style of Rothschild Chambers.

Later occupants included, in the 1920s, G. A. Green printers and stationers (16) (later in their own building at the rear of Rostella) and Arbuckle Waddell Pty. Ltd., printers (20-2) for much of the early part of this century.

Description

This is a relatively unchanged facade, which has been patterned on the Italian Renaissance palazzo mode. Although somewhat simplistic in concept, given the exact repetition of the lower two floors on the upper levels (almost as if added later), the elevation is the epitome of a late 19th Century warehouse design, with its inherent economics and consequent plainness. Fully and segmented arched openings are the main foci for the cement ornament, in the form of architraves, keystones and impost moulds, but some refinement is shown in the expression of each facade, within the pair, by regresses at the centre and corners of the elevations. Similarly windows are deeply set, with blank spandrels beneath, to enhance the effect of the moulding. The cornice is discreet and the second floor level string mould unusually heavy, bisecting the elevation.

External Integrity

Signs and a canvas hood added; wall colours sympathetic.

Streetscape

Matches in scale the rebuilt numbers 12 and 14 also opposite the important 15-19 McKillop Street warehouses, (1854-60), so contributing to a warehouse precinct which typifies both early and late Victorian approaches to this building type.

Significance

An unusually well preserved, if typically conservative, warehouse design which, despite its obvious simplicity, has subtle refinements in detail also part of a notable warehouse precinct.

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORMGRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985BUILDING ADDRESS ~~16~~ - 22 MCKILLOP ST

BUILDING TITLE

TYPE W'HOUSES
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

NOTABLE

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE

36-8

TITLE

VOL

FOL

STYLE

2

PERIOD

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

CONSTRUCTION DATE

1889

SOURCE

B.O. p 297

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE 22-20

* FEATURES MAY HAVE BEEN ALTERED

unplanned
remnant
remnant☐unplanned
decorative
detailwork☐retains evidence
of early colours
or finishes☐inset
shop
front☐unplanned
supported
shop verandah☐unplanned
section 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

	WALL COLOURS		DOORS GONE?	O/S		
			CANOPY. OBSCURES			
			DOORWAY	R/S	6 SKILLION FORM, FROM	
			1		(1/5 DOORWAY)	
			UPPER ILLUM. SIGNS			
			NEW	R/S		

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

OTHER COMMENTS CBP STUDY: RETENTION IMPORTANT; O. ALLTON,
F. PAYNE;

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM				GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985																																																																														
BUILDING ADDRESS <i>115 NAGARA CNE.</i>																																																																																		
BUILDING TITLE				TYPE <i>W'HOUSE</i> <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"/> <small>No</small>																																																																																		
STREETSCAPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>				CONSERVATION AREA																																																																														
SURVEY DATE																																																																																		
NEG FILE																																																																																		
TITLE																																																																																		
VOL FOL																																																																																		
STYLE																																																																																		
PERIOD <input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input type="checkbox"/> Victorian <input checked="" type="checkbox"/> Inter War <input type="checkbox"/> Post War																																																																																		
CONSTRUCTION DATE																																																																																		
SOURCE																																																																																		
MATERIALS <small>WHERE NOT APPARENT</small>																																																																																		
NOTABLE FEATURES/SIGNIFICANCE <small>* FEATURE HAS BEEN ALTERED</small>																																																																																		
<table border="0" style="width: 100%;"><tr><td><input type="checkbox"/> Original design</td><td><input type="checkbox"/> Unaltered decorative structure</td><td><input type="checkbox"/> Retains evidence of early materials or finishes</td><td><input type="checkbox"/> Impact shop front</td><td><input type="checkbox"/> Most significant shop verandah</td><td><input type="checkbox"/> Elaborate high standard design of interior</td></tr></table> <input type="checkbox"/> Interior recommended for inspection.						<input type="checkbox"/> Original design	<input type="checkbox"/> Unaltered decorative structure	<input type="checkbox"/> Retains evidence of early materials or finishes	<input type="checkbox"/> Impact shop front	<input type="checkbox"/> Most significant shop verandah	<input type="checkbox"/> Elaborate high standard design of interior																																																																							
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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																																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 10%;">NOS</th><th style="width: 30%;">SYMPATHETIC</th><th style="width: 10%;">PECS</th><th style="width: 10%;">INAPPROPRIATE</th><th style="width: 10%;">PECS</th><th style="width: 10%;">EXTREMELY INAPPROPRIATE</th><th style="width: 10%;">RECS</th></tr></thead><tbody><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><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>						NOS	SYMPATHETIC	PECS	INAPPROPRIATE	PECS	EXTREMELY INAPPROPRIATE	RECS																																																																						
NOS	SYMPATHETIC	PECS	INAPPROPRIATE	PECS	EXTREMELY INAPPROPRIATE	RECS																																																																												
<small>1 - REINSTATE ORIGINAL DESIGN, 2 - REINSTATE SYMPATHETIC ALTERNATIVE, 3 - REMOVE, RAN - REPAIR BY APPROVED METHOD</small>																																																																																		
OTHER COMMENTS																																																																																		

FILE BUILDING CITATION

WAREHOUSES

ISS: 23-31 NIAGARA LANE

SHIP STATUS: PRIVATE ☒ MUNICIPAL ___ STATE ___ COMMONWEALTH ___
OUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: ☒ NO: ___

ONS FOR SPECIFICATION

REGISTERED BUILDING: HBR ☒
GBR ___
NER ___

IED BY NATIONAL TRUST:
IFIED ☒
RDED ___

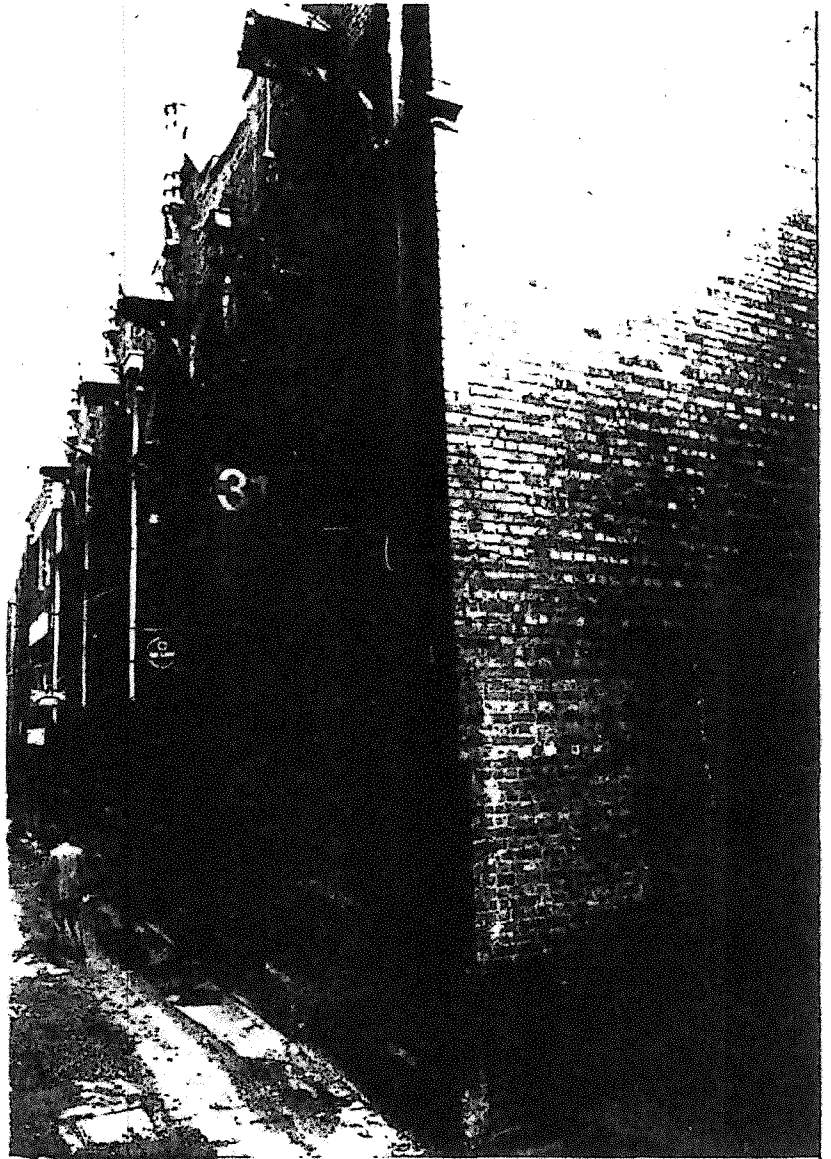
INTIFIED BY HBPC AS:
IVIDUAL BLG (NOT REG) ___
RT OF STREETScape ___

HER _____

CONSERVATION STUDY GRADING A

RENCES

CITATION ☒ TRUST CITATION ☒
CITATION ___ HBPC STUDIES ☒
STUDIES ☒



EMENT OF SIGNIFICANCE

Group of four three-storey warehouses built in 1887 to a design by architect George De Lacy Evans. Showing the same characteristics as other warehouses in the vicinity but with greater architectural distinction, the buildings are largely intact and predominantly, still in original uses for which they were built.

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 103-105 QUEEN 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 33.25

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
element
number

☐

unpainted
decorative
work

☐

retains evidence
of early colours
or finishes

☐

unpainted
shop
front

☐

unpainted
shop
verandah

☐

elaboration standard
section of masonry
rendered surface

☐

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

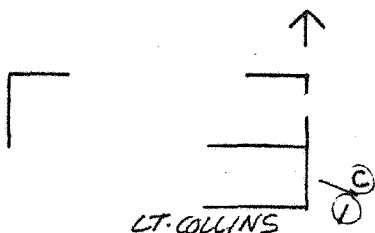
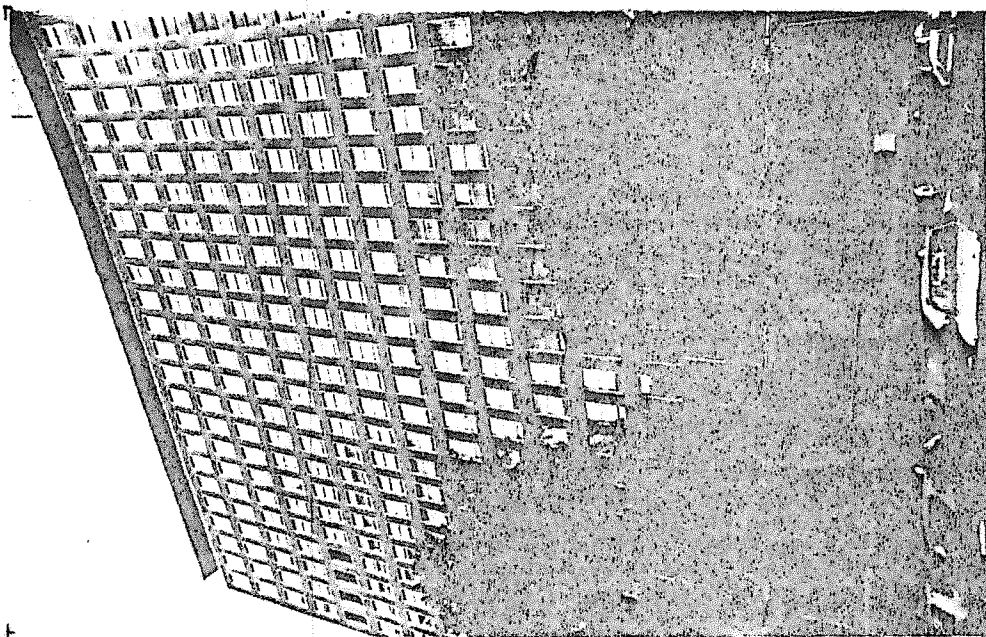
RECS

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

OTHER COMMENTS

D

1 TYPE OFFICE/CLUB LGA MELBOURNE ARCH. BATES, SMART & MCCUTCHEON
 2 .
 3 NAME STYLE 19 DATE 1959-61
 4 . ROYAL AUTOMOBILE CLUB
 5 . OF VICTORIA BUILDING
 6 . (RACV)
 7 ADDRESS
 8 . 123 Queen Street,
 9 . Melbourne 3000
 10 .
 11 AMG E 3.20 N 58.13
 12 BUILDER
 13 . Lewis Const. Co.
 14 .
 15 .
 16 PRICE E £1,500,000
 17 CONSULTANTS
 18 .
 19 .
 20 .
 21 .
 22 OWNER
 . RACV (1961 -)
 25 .
 26 MATERIALS
 27 . 15ss; face tan brick,
 28 . brass window sections
 29 .
 30 .
 31 AWARDS
 32 .
 33 REGISTERS HBC AHC
 34 NTC NTR FN
 35 REFERENCES
 36 .2-1.3.60 (illus.);
 37 . RACV;
 38 . BP33014, 6.1.59 (prelim)
 39 . underpinning 27.2.1959;
 40 . BP33630, 25.9.59
 . (£1,345,000) staged
 . permits;
 43 .
 44 .
 45 .
 46 .
 47 .
 48 PHOTOS FILE DATE
 49 . 1.2.D23 3.82
 50 .
 51 .
 52 PLAN: MELWAYS 43 G.8 N



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

BUILDING ADDRESS 111-129 QUEEN ST.

BUILDING TITLE RACV BUILDING.

TYPE CLUB, OFFICES
Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

NO

CRAY/4/85

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE 33-24

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☐

Victorian

☒

Post War

CONSTRUCTION DATE

SOURCE

1959-61
BOM REG.

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE NOT HAVE BEEN ALTERED

undisturbed
cement
render☐undisturbed
decorative
plasterwork☐retains evidence
of early colours
or finishes☐intact
shop
front☐post
submerged
shop verandah☐elaborate high standards
detail of cement
rendered surfaces☐

- REMOVED FOR 'PAST TRACK' CONSTRUCTION

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

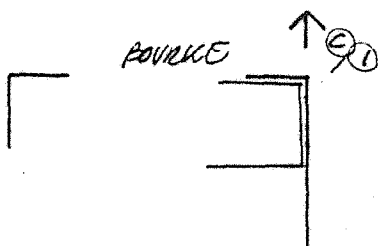
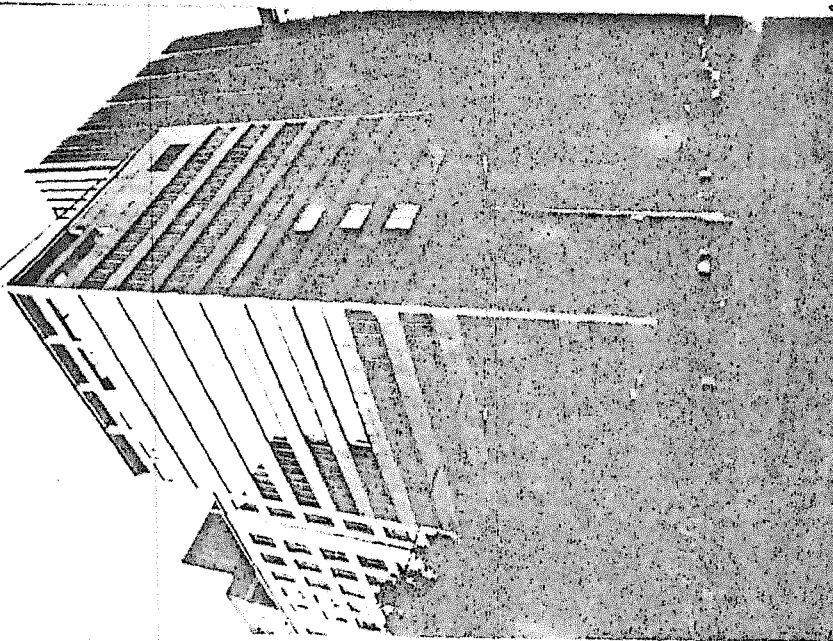
EXTREMELY INAPPROPRIATE

RECS

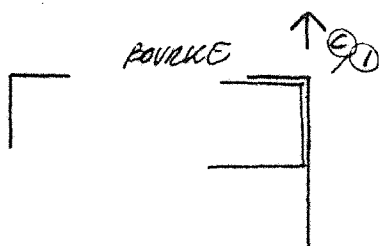
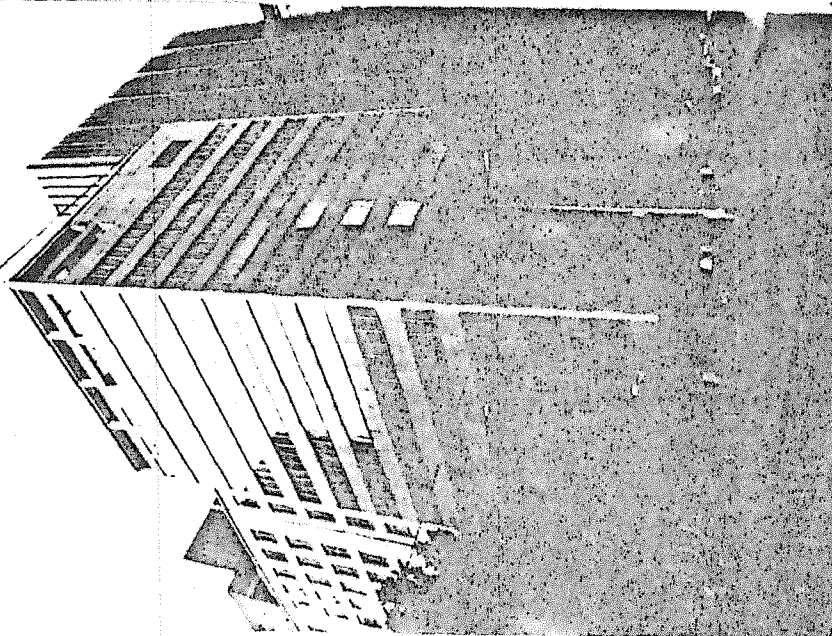
0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3 = REMOVE BY APPROVED METHOD

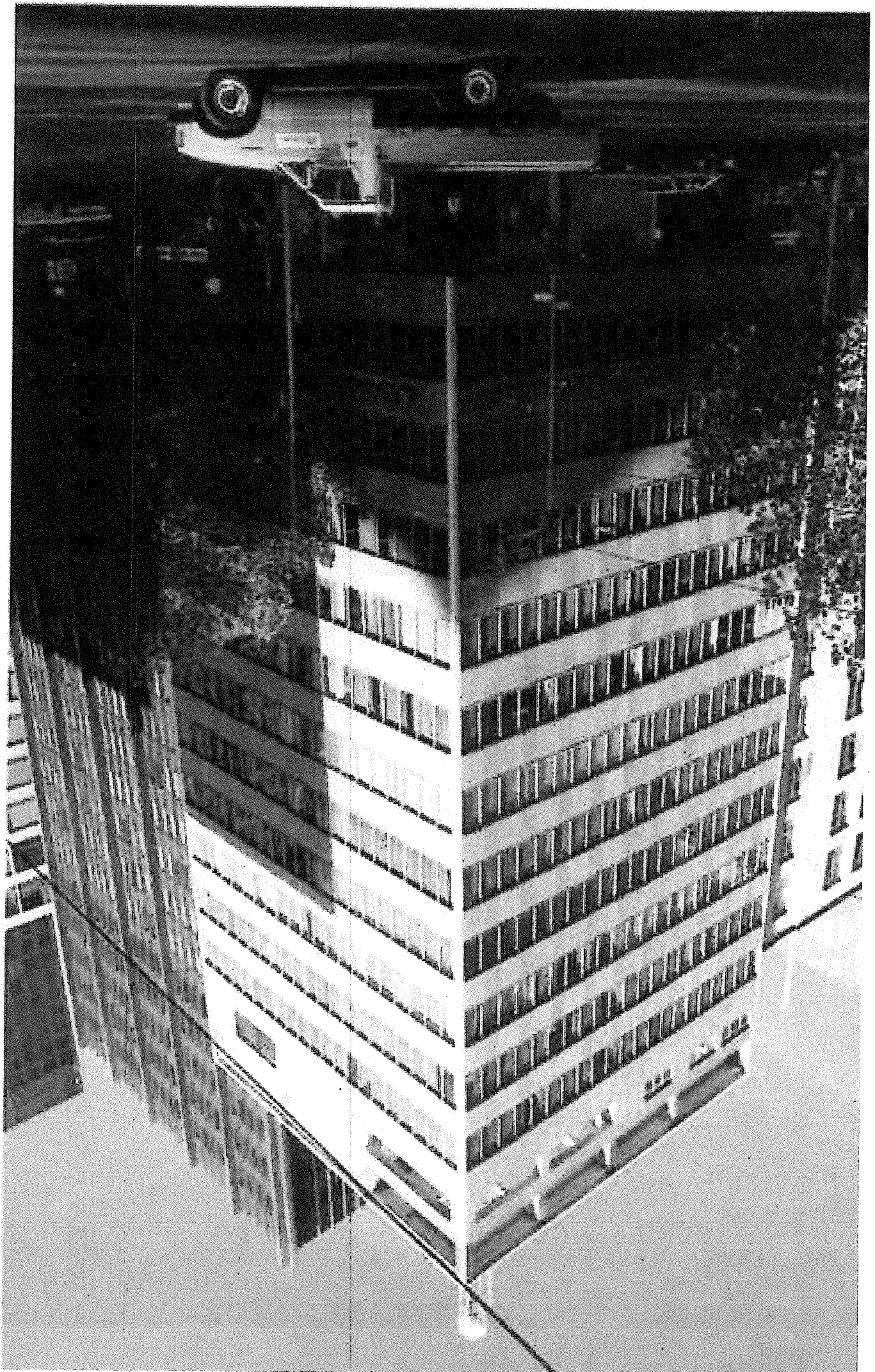
OTHER COMMENTS

1 TYPE OFFICE LGA MELBOURNE 115 ARCH. LESLIE M. PERROTT &
2 . PARTNERS
3 NAME STYLE 18 DATE 1961-59 C-D.
4 . 1. PEARL ASSURANCE CO.
5 . 2. MERCANTILE MUTUAL
6 . INSURANCE
7 ADDRESS
8 . 143 Queen Street
9 . Melbourne 3000
10 .
11 AMG E 3.20 N 58.13
12 BUILDER
13 . E.A. Watts P/L
14 .
15 .
16 PRICE E £552,196
17 CONSULTANTS
18 . J Connell & Assoc (S)
19 . Thos. Anderson & Assoc.
20 . (M&E); Rider Hunt (QS)
21 .
22 OWNER
23 . P.A.C.
24 .
25 .
26 MATERIALS
27 . W-Gcw
28 .
29 .
30 .
31 AWARDS
32 .
33 REGISTERS HBC AHC
34 NTC NTR FN
35 REFERENCES
36 . 1-p.16 (photo); 2-
37 . 1.5.61 (103) illust.;
38 . BP33677, 20.10.59
39 .
40 .
41 .
42 .
43 .
44 .
45 .
46 .
47 .
48 PHOTOS FILE DATE
49 . 1.2B8 3.82
50 .
51 .
52 PLAN: MELWAYS N



1 TYPE OFFICE LGA MELBOURNE 185 ARCH. LESLIE M. PERROTT &
2 . PARTNERS
3 NAME STYLE 18 DATE 1961-59 C-D.
4 . 1. PEARL ASSURANCE CO.
5 . 2. MERCANTILE MUTUAL
6 . INSURANCE
7 ADDRESS
8 . 143 Queen Street
9 . Melbourne 3000
10 .
11 AMG E 3.20 N 58.13
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26 MATERIALS
27 . W-Gcw
28 .
29 .
30 .
31 AWARDS
32 .
33 REGISTERS HBC AHC
34 NTC NTR FN
35 REFERENCES
36 . 1-p.16 (photo); 2-
37 . 1.5.61 (103) illust.;
38 . BP33677, 20.10.59
39 .
40 .
41 .
42 .
43 .
44 .
45 .
46 .
47 .
48 PHOTOS FILE DATE
49 . 1.2B8 3.82
50 .
51 .
52 PLAN: MELWAYS N





Report No. 108378

A black and white photograph of a street scene. In the background, a building with large arched windows is visible. A sign on the building reads "THE AGE OF SILENCE". A car is parked on the right side of the street. A person is visible near the entrance of the building. Bare tree branches are in the foreground.

BLE BUILDING CITATION

THE RECORDS OFFICE
ESS: 287-295 QUEEN STREET

SHIP STATUS: PRIVATE ___ MUNICIPAL ___ STATE X COMMONWEALTH ___
IOUSLY SUBJECT TO DEMOLITION PROHIBITION 1982 IDO: YES: X NO: ___

ONS FOR SPECIFICATION

REGISTERED BUILDING: HBR ___
GBR X
NER X

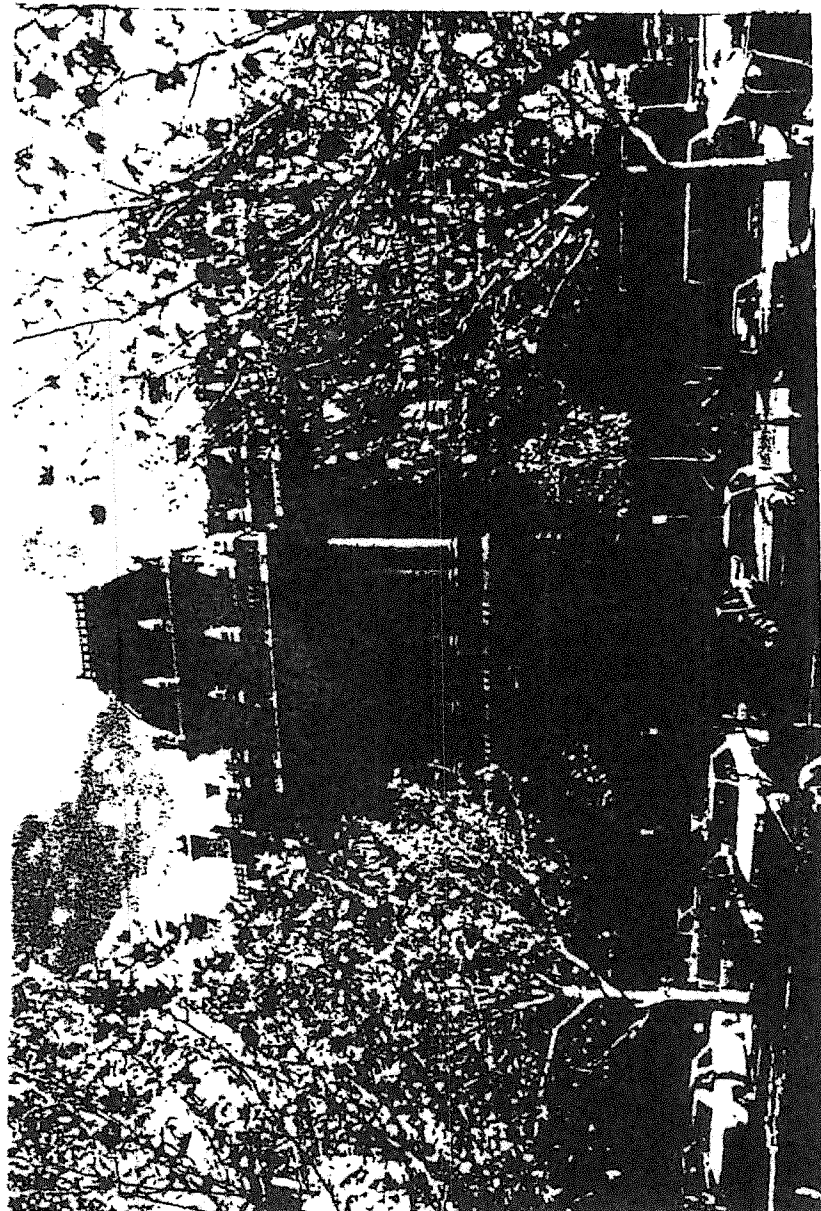
REGISTERED BY NATIONAL TRUST:
REGISTERED X
REGISTERED ___

REGISTERED BY HBPC AS:
INDIVIDUAL BLG (NOT REG) ___
PART OF STREETScape ___

REGISTERED _____

CONSERVATION STUDY GRADING A

REFERENCES
CITATION X TRUST CITATION X
CITATION X HBPC STUDIES X
STUDIES X



MENT OF SIGNIFICANCE

Records Office was erected in 1900-04 by the Public Works Department design by S E Bindley. It is one of Melbourne's exceptional collection of Victorian public buildings and is a fine example of the Edwardian architectural style.

FORMER RECORDS OFFICE

287-295 QUEEN STREET MELBOURNE

VHR Number	H1528
File Number	603185
Other Names	REGISTRY OF BIRTHS DEATHS AND MARRIAGES
Year Construction Started	1900
Year Construction Completed	1902
Municipality	Melbourne City
Other Listings 2	National Trust of Australia (Victoria)
Other Listings 3	Register of the National Estate
Architect/Designer	Bindley, S E
Architectural Style	Victorian Period (1851-1901) Second Empire
General References	<i>Melbourne Architecture</i> , Philip Goad, 1999, p.87, Watermark Press <i>Melbourne, The City's History and Development</i> , M Lewis, 1995, p.98, MCC <i>The History of the Public Works Department through the permanent heads, 1855-1908</i> , G A Balchin, PWD, 1983 <i>The Public Works Department in Victoria 1851-1900</i> , Bruce Trethowan, 1975, University of Melbourne, BArch Report -37.81336, 144.95754
Spatial Information	
Heritage Act Categories	Heritage place

Click on the arrow below to view the Item Categories.

▼ Item Categories

Item Group	Item Category
Government and Administration	Office building

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 former Records Office was built in 1900-1904 to the design of S E Bindley, District Architect of the Public Works Department. The contractor was Bartley Dinsmore. It was originally built to house official records including records of births, deaths and marriages, as well as legal records and wills. The building is in the Victorian Second Empire style, a style considered appropriate for a city striving for Parisian grandeur. The main building has a rusticated basement and first floor, a piano nobile with Corinthian columns and pilasters, and an attic storey hidden behind the balustraded parapet. The distinctive Mansard roof is capped with cast iron finials and elaborate zinc griffins. Typical of the style, the main facade has projecting centre and end bays. Internally the main staircase at the Queen Street entrance rises on granite columns through three floors and has marble balustrades to the first floor and cast iron balustrades to the piano nobile. The former Records Office is constructed of stuccoed brick and is joined to a single-storey strong room building at the rear by a courtyard. A caretaker's flat was built over the strong room building in 1938. Fireproof floor construction is used throughout the building, and iron roller shutters on the ground floor and in the strong room.

How is it significant?

The former Records Office is of architectural, historical and scientific (technical) significance to the State of Victoria.

Why is it significant?

The former Records Office is architecturally significant as the last grand statement in the Victorian Second Empire style of a city aspiring to the grandeur of European cities. The Records Office marks the end of the imposing classical style for public buildings in Melbourne and reflects an important development in the design philosophy of Public Works Department architects.

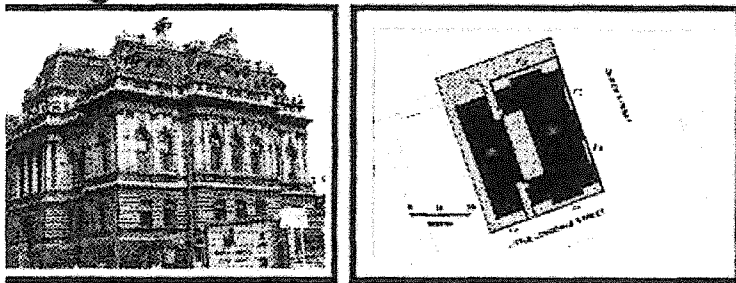
The former Records Office is historically significant for demonstrating the importance of record-keeping in carrying out the functions of Government. Its location near the Titles Office and the law courts illustrates the early relationship between all these arms of Government. The responsibilities of the first Registrar-General of the Colony of Victoria included registering land grants and collecting statistics of births, deaths

d marriages. From 1858 the position also became the Registrar of the Supreme Court responsible for the safekeeping of legal documents relating to land transactions and court records. The Records Office originally housed records relating to all these functions of Government.

The former Records Office is scientifically (technically) significant for its use of fire precaution methods. The Traegerwellblech system of fireproof floor construction used throughout the building represents an advance in fireproof flooring techniques first tested in Melbourne in 1881. The system used deep corrugated iron designed to carry substantial loading and was curved into flat arches spanning between columns.

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.

VICTORIAN HERITAGE REGISTER



Inclusion of a place or object in the Heritage Register pursuant to Section 32 (1) (a) of the Heritage Act 1995

HERITAGE REGISTER NUMBER: H1528

NAME: FORMER RECORDS OFFICE

LOCATION: 287-295 QUEEN STREET MELBOURNE

LOCAL GOVERNMENT AREA: Melbourne City

CATEGORY: Heritage place

DATE REGISTERED: 23 May 1998

FILE NO: 603185





Heritage
VICTORIA

Heritage Act 1995

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 1528 in the category described as a Heritage place is now described as :

Former Records Office, 287-295 Queen Street, Melbourne, Melbourne City Council.

EXTENT:

1. All the buildings and structures marked B1 (main building), B2 (strong room) and F1 to F6 (bluestone fences with posts and iron railings) on Diagram Number 1528 held by the Executive Director.

2. All of the land shown on Diagram Number 1528 held by the Executive Director being all of the land described in Crown Allotment 8A, Section 30, Parish of Melbourne North.

Dated 12 July 2001

RAY TONKIN
Executive Director



Heritage
VICTORIA

File No. 603185

27 July, 2001

Professor Michael Hamerston
Deputy Vice-Chancellor & Director of TAFE
PO Box 14428
Melbourne City MC
8001

Nauru House
Level 22
80 Collins Street
Melbourne 3000

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

www.heritage.vic.gov.au
www.doi.vic.gov.au/heritage/

COPY

Dear Professor Hamerston,

**Former Records Office, 295 Queen Street, Melbourne
Amendment to Victorian Heritage Register 1528**


I write to inform you that the above place was amended on the Victorian Heritage Register, in accordance with Section 46 of the *Heritage Act (1995)*, on 12 July 2001.

For your information I have enclosed a copy of the notice published in the *Victorian Government Gazette* and the relevant material from the report to the Heritage Council. The **Extent of Registration** illustrates what is included on the Heritage Register and the **Statement of Cultural Heritage Significance** outlines the reasons why the property has been determined to be of special significance to Victoria. Also included is **Exemptions from Permits** which outlines works that can be carried out without a permit.

However, please be aware that the property owner is required to apply for a permit from the Executive Director, Heritage Victoria before undertaking any works other than those mentioned in the **Exemptions from Permits**. I have enclosed a permit application form and a brochure that explains the permit process.

Should you have any queries regarding either of these matters, please do not hesitate to contact Joanne Boyd, Registration Co-ordinator on 9655 9730 or Andrew Jamieson Permits Co-ordinator on 9655 9753.

Yours sincerely,

 RAY TONKIN
EXECUTIVE DIRECTOR

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

Addr: 287-297 Queen St, Property Key 108081

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 287-297 QUEEN ST.

BUILDING TITLE HEALTH DEPT. BUILDING
FORMER: RECORDS OFFICE

TYPE OFFICES, PUBLIC
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No GBR

AHC

NTA-CLASS.
1986 NOTABLE

GRADING

A ☒

B ☐

C ☐

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☒

2 ☐

3 ☐

CONSERVATION AREA

SURVEY DATE

NEG FILE 33.16/17

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☒ Victorian

☐ Post War

CONSTRUCTION DATE

1980

SOURCE

81, p16

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



post
suspended
shop verandah



elaborate high standard
finish 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

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

OTHER COMMENTS (B) B. DINSMORE; (A) J. H. MARSDEN, PND CHIEF ARCHITECT

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM				GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985																																																																														
BUILDING ADDRESS 433-447 BOND ST, 148-56 QUEEN ST.																																																																																		
BUILDING TITLE PRUDENTIAL BUILDING				TYPE OFFICES <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"/> <small>No</small>																																																																																		
STREETSCAPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>				CONSERVATION AREA																																																																														
<div><div><div>SURVEY DATE</div><div>NEG FILE 13-10</div><div>TITLE</div><div>VOL FOL</div><div>STYLE</div><div>PERIOD <input type="checkbox"/> Edwardian <input type="checkbox"/> Early Victorian <input type="checkbox"/> Inter War <input type="checkbox"/> Victorian <input checked="" type="checkbox"/> Post War</div><div>CONSTRUCTION DATE 1958-60 SOURCE 20TH REG.</div><div>MATERIALS WHERE NOT APPARENT</div></div><div></div></div>																																																																																		
NOTABLE FEATURES/SIGNIFICANCE																																																																																		
<div><div><div>FEATURE HAS BEEN ALTERED</div><div><div>unpainted masonry render <input type="checkbox"/></div><div>unpainted decorative brickwork <input type="checkbox"/></div><div>retains evidence of early columns or finishes <input type="checkbox"/></div><div>intact shop front <input checked="" type="checkbox"/></div><div>original shop veranda <input type="checkbox"/></div><div>elaborate high standard section of masonry rendered surfaces <input type="checkbox"/></div></div><div><div>version of original <input type="checkbox"/></div><div>version of original and structure <input type="checkbox"/></div></div></div><div>— REFLECTS TREMENDUM FROM TRANSPARENT BOX.</div><div>Interior recommended for inspection. <input type="checkbox"/></div></div>																																																																																		
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																																																																																		
<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>WINDOWS NEW</td><td>0</td><td>SPANDRELS NEW</td><td>0/5</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		WINDOWS NEW	0	SPANDRELS NEW	0/5																																																																	
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS																																																																												
	WINDOWS NEW	0	SPANDRELS NEW	0/5																																																																														
OTHER COMMENTS EXEMPLIFIES TYPE/ERA ONLY. (A) - BATES SMART & MCUTCHIEON (Q) - PRUDENTIAL ASSURANCE CO. LTD. ; PHOTO (11-4/16)																																																																																		

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.	118 - 126	Current Heritage Status of Building	
Street Name	Queen Street	RNE	
Bldg Name	ACA Building	HV	
Bldg date	1936	NT	B6191
Period	Inter War	MCC	A
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 type="checkbox"/> 1916-1930 <input checked="" type="checkbox"/> 1930-1945 <input type="checkbox"/> 1945-1970 <input type="checkbox"/> 1970-2000	Statement of Significance	A set of very stylish Moderne shopfronts, original with the building and integrated with the architecture. Distinctive for their small scale, and level of detail, particularly the horizontal 'streamlining' below the windows and their slight projection to create a display case effect.
Notes BROOKS ROBINSON shopfront Original awning bars, gilding metal.			

Australian Catholic Assurance Building
96, 118-126 Queen Street

1885-1896

story

in 1885 House and the Jordan & Eaton Buildings gave way to the Australian Catholic Assurance Company for these new buildings. Designed by the Sydney architects and engineers, Henry and Herbert and Co., in 1885-86, Melbourne architect, Frederick Hogg, in 1886-87, the buildings were completed in 1887. The buildings were designed to be a landmark in the city, and to provide a place of business for the company. The buildings were designed to be a landmark in the city, and to provide a place of business for the company. The buildings were designed to be a landmark in the city, and to provide a place of business for the company.

The Catholic Assurance Company no longer exists, and the building is now mostly owned by the South African Insurance Co. and leased for residential offices.

Description

The building is a three-story building, with a central tower. The building is made of brick, with a central tower. The building is made of brick, with a central tower. The building is made of brick, with a central tower. The building is made of brick, with a central tower. The building is made of brick, with a central tower.

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Integrity

South African Insurance Co.

Streetscape

Relates, across Queen Street, to the similarly styled and finished National Trustees Executors and Agency Co. Building also, by vertical emphasis in the fenestration, to the more recent Scottish Amicable Building adjoining.

Significance

History

Another of the many insurance head offices built in the 1960s, this was the Scottish Amicable Life Assurance Society Building and the design of Yuncken Freeman Architects Pty Ltd. '...The repeated pattern of precast but framed windows succeeds in being read from oblique view points as a texture rather than a pattern and graces the streetscape with its understatement...'. This was Cross-Section's "eulogy to the masters of understatement (YFA) and perhaps an allusion to the functional role played by the deep concrete grid, blinkering off the low western sun. Harry Seidler had created a similar but earlier residential facade, using precast concrete and Salvisberg had designed a prototype 20 years before in Germany. YFA had already wedded themselves to the media with the much lauded Royal Insurance Building, albeit not with the same deep window reveals.

External Integrity

Generally original.

Streetscape

Relates to the adjoining ACA Building's vertical fenestration.

Significance

A distinctive all precast concrete facade which was the first to use the modelling characteristics of the medium to achieve much needed sun shading which was integral to the facade rather than attached as was then usually the case (ie. louvres).

1 TYPE OFFICE

LGA MELBOURNE 117

ARCH. YUNCKEN FREEMAN

2 .

ARCHITECTS P/L

3 NAME

STYLE 18

DATE 1964-66

4 . SCOTTISH AMICABLE
5 . LIFE ASSURANCE SOC.
6 . (SALAS)

7 ADDRESS

8 . 140 Queen Street,
9 . Melbourne 3000

10 .
11 AMG E3.20 N 58.13

12 BUILDER

13 .

14 .

15 .

16 PRICE E £100,000

17 CONSULTANTS

18 .

19 .

20 .

21 .

22 OWNER

— . S.A.L.A.S.

23 .

24 .

26 MATERIALS

27 . W-COP

28 .

29 .

30 .

31 AWARDS

32 .

33 REGISTERS HBC AHC

34 NTC NTR FN

35 REFERENCES

36 . 1-p.9;

37 . BP 36882, 2.4.64

38 .

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46 .

47 .

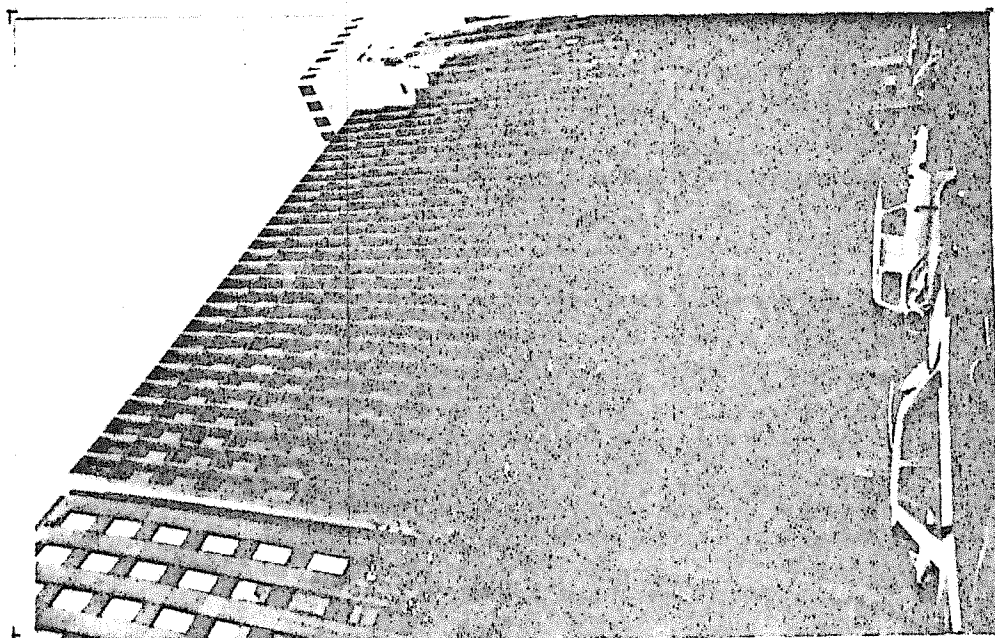
48 PHOTOS FILE DATE

49 . 1.2 B6 3.82

50 .

51 .

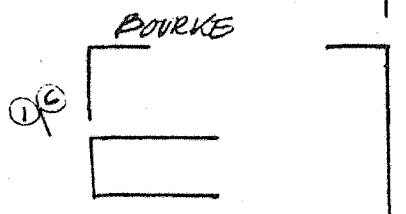
52 PLAN: MELWAYS 43 G.8 N



+

+

-



Property Key 108108

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING TITLE	SLEIGH CORNER, FORMER	TYPE OFFICES Original Use (If not Residence)
----------------	-----------------------	---

AHC

No

23

FOL

☒ Post War

RCZ 1962-64
25MC REG.

WHERE NOT APPARENT

- 'DECORATIVE' PLASTER CONC.

Interior
recommended
inspection.

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

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

RECS

0 = REINSTATE ORIGINAL DESIGN, 3 = REINSTATE SYMPATHETIC ALTERNATIVE, 2 = REMOVE, RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

1 TYPE OFFICE
 2 .
 3 NAME SLEIGH CORNER
 4 .
 5 .
 6 .
 7 ADDRESS
 8 . 158-64 Queen Street,
 9 . Melbourne 3000
 10 .
 11 AMG E 3.20N 58.13
 12 BUILDER
 13 .
 14 .
 15 .
 16 PRICE E 1,483,000 pds.
 17 CONSULTANTS
 18 . AR-Tom Bass
 19 . (sculpture)
 20 .
 21 .
 22 OWNER
 . H.C. Sleigh Ltd.
 . Petroleum &
 25 . Pharmaceutical Co.
 26 MATERIALS
 27 .
 28 .
 29 .
 30 .
 31 AWARDS
 32 .
 33 REGISTERS HBC AHC
 34 NTC NTR FN
 35 REFERENCES
 36 . 1-p.16;
 37 . BP35514, 27.4.62
 38 .
 39 .
 40 .
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 43 .
 44 .
 45 .
 46 .
 47 .
 48 PHOTOS FILE DATE
 49 . 6F.34 2.82
 50 . 5F.30 2.82
 51 .
 52 PLAN: MELWAYS

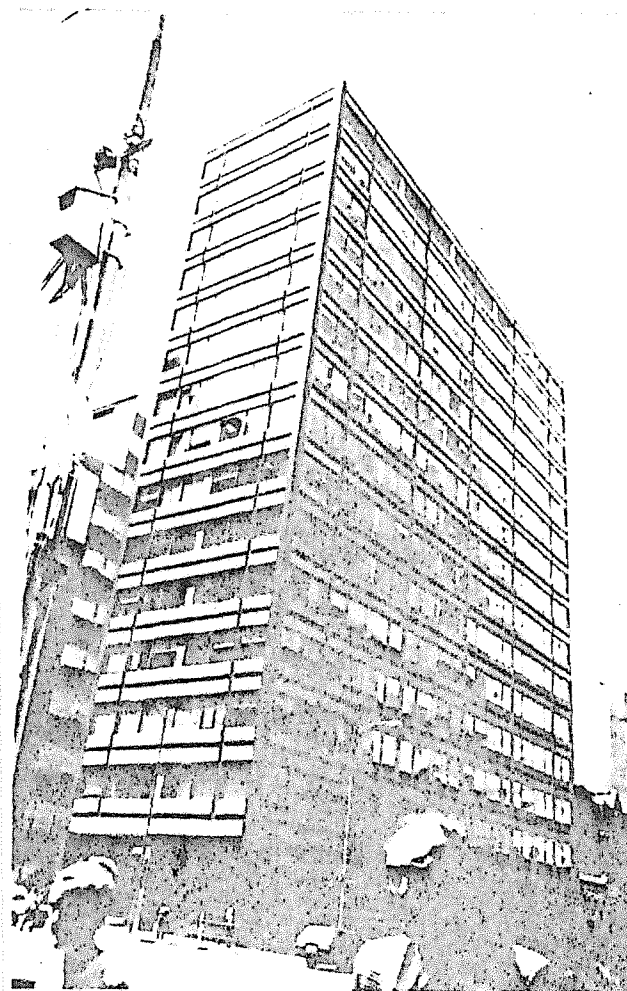
LGA MELBOURNE 43

ARCH. BATES, SMART & MCCUTCHEON

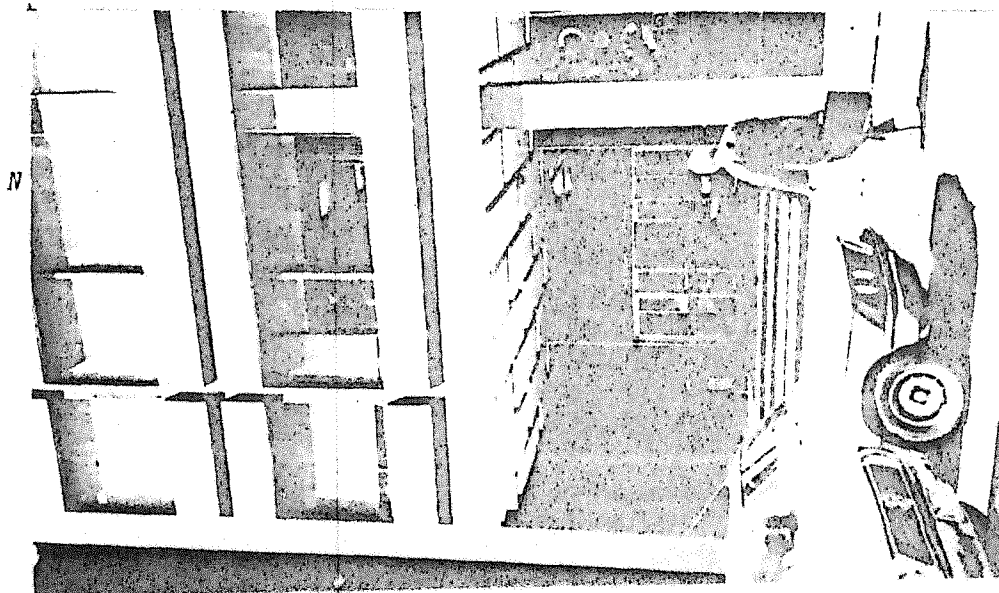
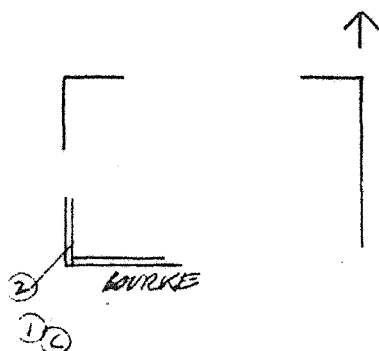
STYLE 18

DATE 1962-64

D.



TWENTIETH CENTURY ARCHITECTURE
 REGISTER OF ROYAL AUSTRALIAN
 INSTITUTE OF ARCHITECTS



FORMER RESIDENCE 300 QUEEN STREET MELBOURNE

VHR Number	H806
File Number	602887
Year Construction Started	1848
Municipality	Melbourne City
Extent of Registration	To the extent of all the buildings and land as defined by the Heritage Council.
Other Listings 2	National Trust of Australia (Victoria)
Other Listings 3	Register of the National Estate
Architect/Designer	Laing, Charles
Architectural Style	Pre-separation Colonial Georgian 1836-50
General References	<i>Early Melbourne Architecture</i> , M Casey et al, 1953, p.66, OUP <i>300 Queen Street Archaeological Report</i> , Allom Lovell Assocs and Judy Birmingham, 1984 <i>300 Queen Street Melbourne: A Report on its Architectural and Historical Significance</i> , Nigel Lewis & Associates, 1982, Department of Housing and Construction <i>Report of the Government Buildings Advisory Council on Queen Street Properties</i> , 1973, Government Buildings Advisory Council <i>The Royal Historical Society of Victoria and the Smith House</i> , 1979, The Royal Historical Society of Victoria
Spatial Information	-37.81314, 144.9582
Heritage Act Categories	Heritage place

Click on the arrow below to view the Item Categories.

▼ Item Categories

Item Group	Item Category
Residential buildings (private)	Town House

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 former residence at 300 Queen Street was designed in 1848 and built between 1849 and 1852 as a residence for J T Smith. Smith was a publican, theatrical entrepreneur and later Mayor of Melbourne. The architect was Charles Laing. 300 Queen Street is constructed of stuccoed brick on a bluestone base with quoined openings and a large fanlight over the main entrance. In 1858 a third storey and outbuildings were added to designs by architect David Ross. The building has a simple symmetrical form, hipped slate-clad roof, Georgian fenestration and austere detailing. 300 Queen Street was occupied by David Munro between 1879 and 1889. Munro was a successful railway contractor who later as a land speculator was bankrupted during the economic crash of the early 1890s.

How is it significant?

The former residence at 300 Queen Street is of historical and architectural significance to the State of Victoria.

Why is it significant?

The former residence at 300 Queen Street is historically significant as one of the oldest surviving houses in the central city area. It is significant for its associations with J T Smith, one of the earliest settlers in Melbourne, and who subsequently was Mayor of Melbourne seven times during the 1850s and 1860s. 300 Queen Street is also significant for its associations with David Munro, one of the largest employers in the State as a successful railway contractor during the 1870s and 1880s.

The former residence at 300 Queen Street is architecturally significant as an excellent example of the survival of Georgian styling into the late 1840s and early 1850s. 300 Queen Street is a rare surviving example of the simple but elegant Georgian form. It is significant as a design by two of Melbourne's earliest architects, Charles Laing and David Ross.

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

TABLE BUILDING CITATION

NAME: FORMER RESIDENCE
ADDRESS: 300 QUEEN STREET

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

REASONS FOR SPECIFICATION

REGISTERED BUILDING: HBR ___
GBR X
NER X

LISTED BY NATIONAL TRUST:
CLASSIFIED X
RECORDED ___

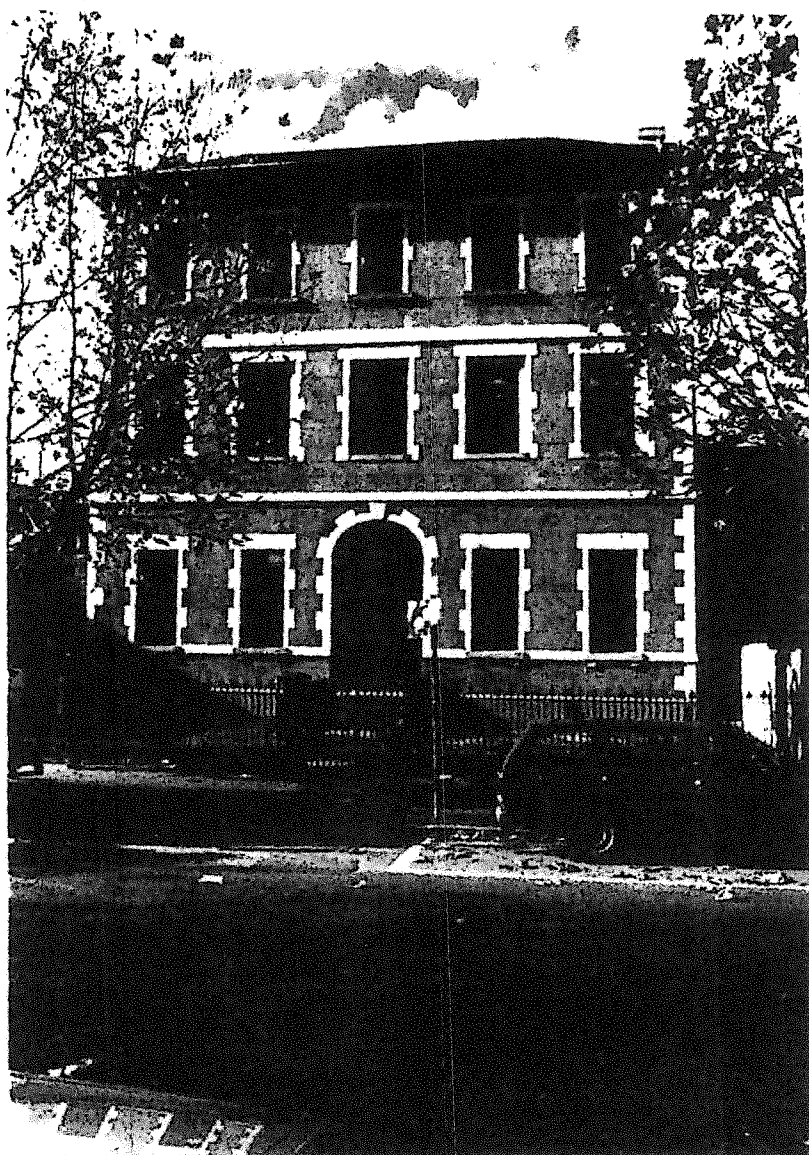
IDENTIFIED BY HBPC AS:
INDIVIDUAL BLG (NOT REG) ___
PART OF STREETScape ___

OTHER _____

CONSERVATION STUDY GRADING A

REFERENCES

CITATION	<u>X</u>	TRUST CITATION	<u>X</u>
CITATION	<u>X</u>	HBPC STUDIES	<u>X</u>
STUDIES	<u>X</u>		



STATEMENT OF SIGNIFICANCE

A three-storey Georgian townhouse was built in 1849 as the residence of Thomas Smith (mayor of Melbourne from 1859-62). It was designed by James Laing. It is the oldest surviving house in the central city and a unique example of upper-class housing in the earliest days of the colony.

Addr: 5-7 Rankins Ln., Property Key 108144

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS

5 RANKINS LANE.

BUILDING TITLE

TYPE W/HOUSE

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

37-11

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

undisturbed
element
remains

☐

undisturbed
decorative
or carved

☐

retains evidence
of early colours
or finishes

☐

impact
shop
front

☐

post
submerged
shop veranda

☐

elaborate
design of
element
(under 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; 3 = REMOVE BY APPROVED METHOD

OTHER COMMENTS

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

BUILDING ADDRESS 21 SOMERSET PLACE

BUILDING TITLE

TYPE W'HOUSE
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

SEE 29-31

List of Abbreviations:

BW = Brickwork

CI = Cast iron

TC = Terra cotta

WB = Weather board

DEC = Decoration

FLR = Floor

PPT = Parapet

VER = verandah

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE HAS BEEN ALTERED

unpainted
element
render☐unpainted
decorative
br. work☐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

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 29-31 SOMERSET PLACE

BUILDING TITLE

TYPE W'HOUSE
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

36.5

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.ckwork☒retains evidence
of early colours
or finishes☐intact
shop
front☐post
supported
shop verandah☐elaborate/high standard
design of cement
rendered surfaces☐

- CATHEADS, PULLOYS

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

DRAWINGS REFITTED

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

OTHER COMMENTS

