

RE BUILDING CITATION

WAREHOUSE

ADDRESS: 377-379 LONSDALE STREET

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

REASONS FOR SPECIFICATION

REGISTERED BUILDING: HBR ___
GBR ___
NER ___

OWNED BY NATIONAL TRUST:

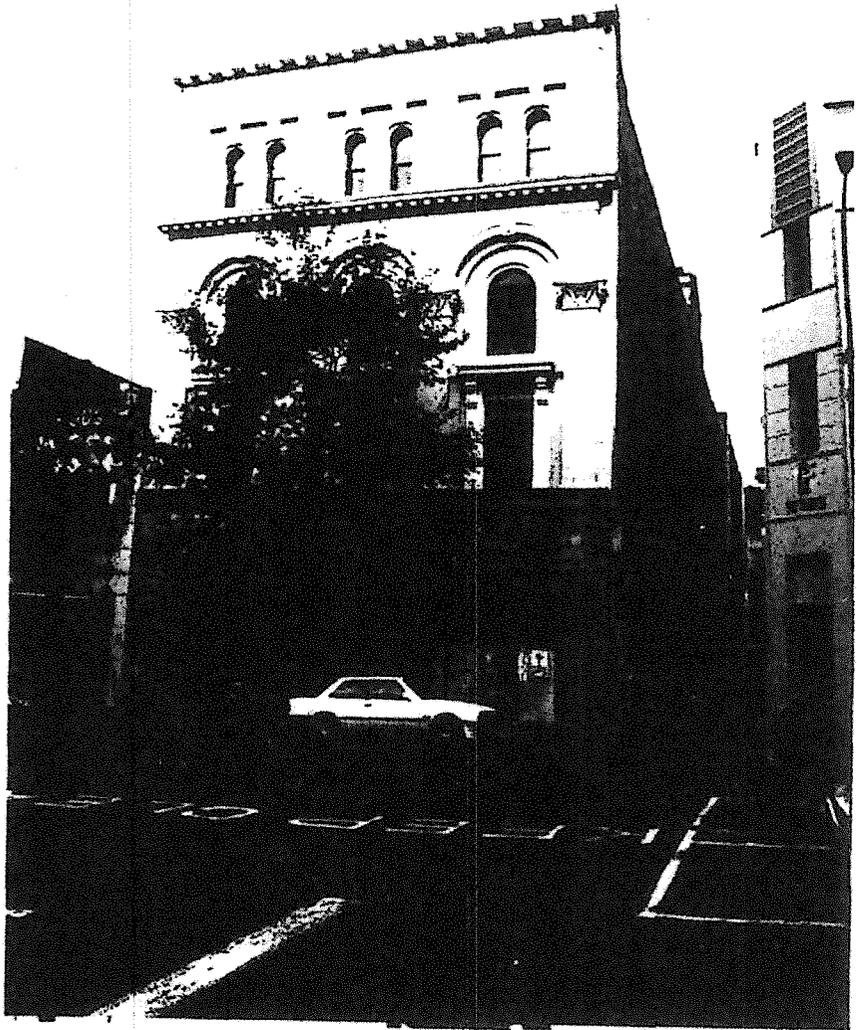
REGISTERED ___
EXEMPT

CLASSIFIED BY HBPC AS:
INDIVIDUAL BLG (NOT REG)
OF STREETScape

OTHER: _____

CONSERVATION STUDY GRADING C

REFERENCES
CITATION ___ TRUST CITATION ___
CITATION ___ HBPC STUDIES
STUDIES



STATEMENT OF SIGNIFICANCE

A three-storey warehouse built in 1889 with its working aspect to Niagara Lane but also with a monumental rendered facade to Lonsdale Street. Significant for the design of its facade and its contribution to the streetscape 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 build 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
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BUILDING ADDRESS 377-79 LONSDALE ST

BUILDING TITLE _____ TYPE W'HOUSE, OFFICES
Original Use (if not Residence)

EXISTING DESIGNATION _____ HBR No _____ AHC _____ NT WORK 446
NOTABLE

GRADING A B C D E F
No

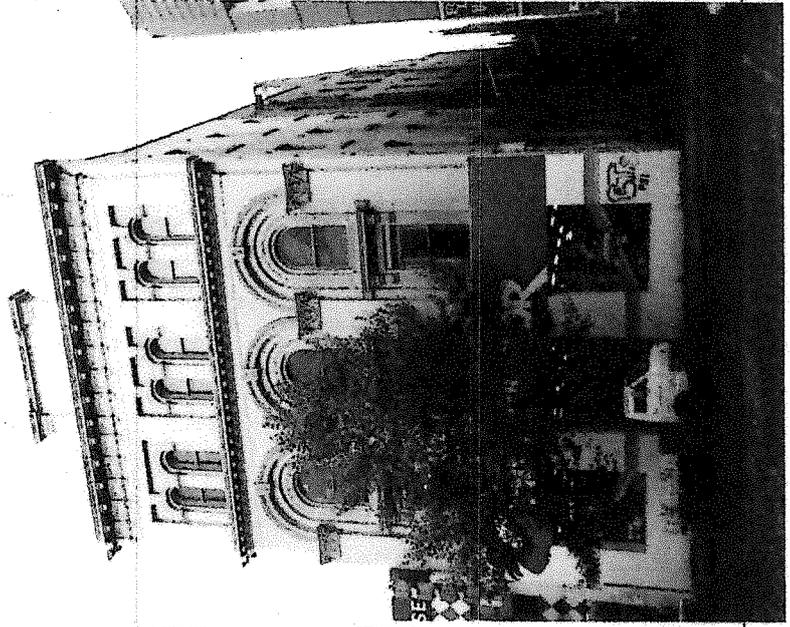
STREETSCAPE 1 2 3 CONSERVATION AREA _____

SURVEY DATE _____
NEG FILE 1.17
TITLE _____
VOL _____ FOL _____

STYLE PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE 1880
SOURCE GO p.321

MATERIALS WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

<input type="checkbox"/> undisturbed fabric	<input type="checkbox"/> unpainted decorative brickwork	<input type="checkbox"/> retains evidence of early colour or finishes	<input type="checkbox"/> intact shop front	<input type="checkbox"/> verandah decoration	<input type="checkbox"/> verandah and structure	<input checked="" type="checkbox"/> -laboratory high standards finish of concrete rendered surfaces
---	---	---	--	--	---	---

- NOTABLE FACADE COMPOSITION / DETAIL
- LOADING BAYS, SIDE

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS					
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE
			<u>GROUND LEVEL</u>		
			<u>REBUILT</u>	<u>O/S</u>	
			<u>BRICKS PAINTED, SIDE</u>	<u>RAIN</u>	

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

OTHER COMMENTS @/KEEP \$10. ; CAP STUDY RECOMMENDED SIDE ELEVATION TO CAN BE KEPT & POSSIBLY UPPER FACADE.

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:

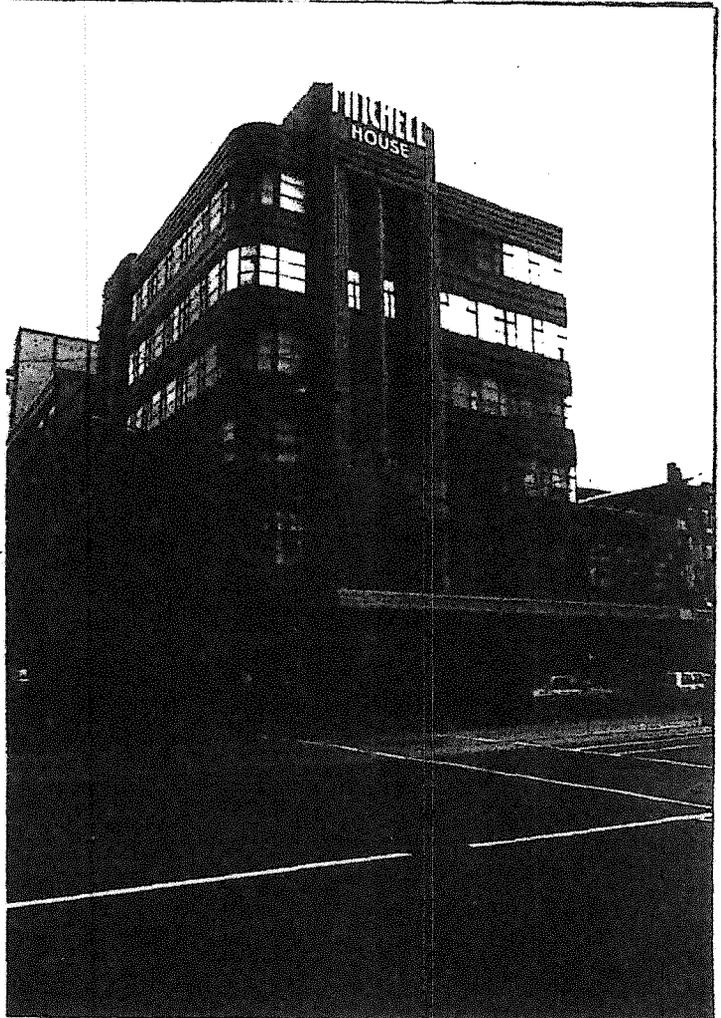
REASONS FOR SPECIFICATION

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 .

LGA MELBOURNE 180

ARCH. HARRY F. WELLS B.

3 NAME
4 . MITCHELL HOUSE

STYLE 12/11

DATE 1936

7 ADDRESS
8 . 352-62 Lonsdale Street,
9 . Melbourne 3000

11 AMG E 3.20 N 58.13

12 BUILDER
13 . Hansen & Yuncken

16 PRICE
17 CONSULTANTS
18 . Clive S. Steele (S)

22 OWNER
23 . T. Mitchell & Co.
24 . (Brush Manufacturer)

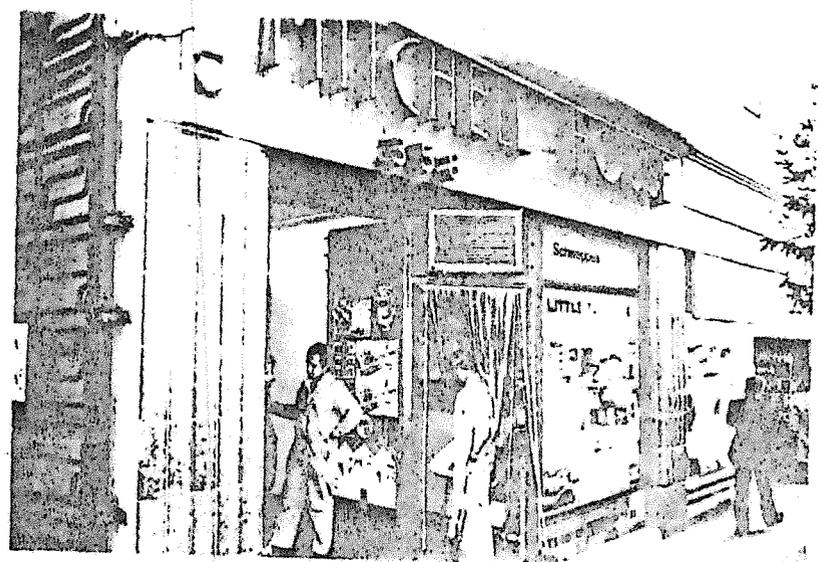
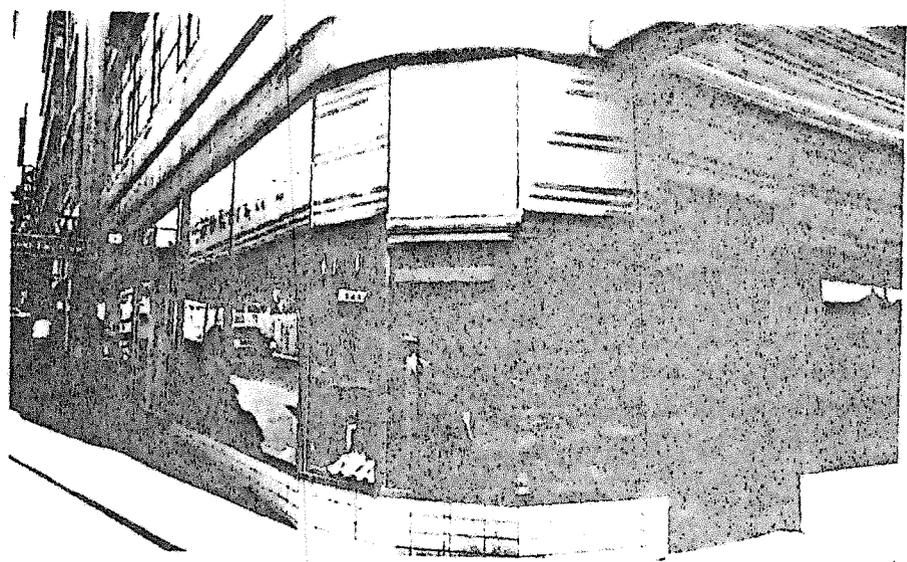
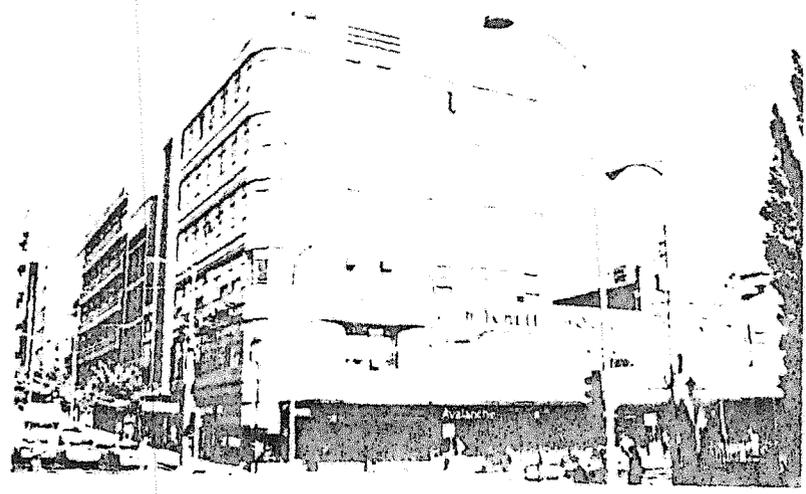
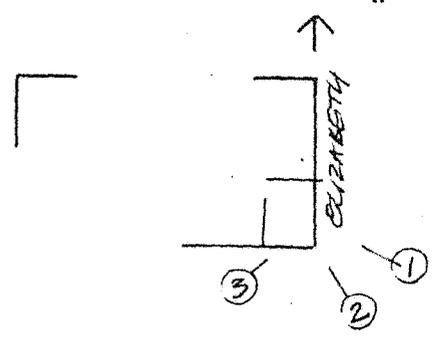
26 MATERIALS
27 . W-Ctf; COs; WW-S;
28 . FR-S; Wi-Cbs (Breeze
29 . blocks); F-COR (grano);
30 . ST-COR; 5S

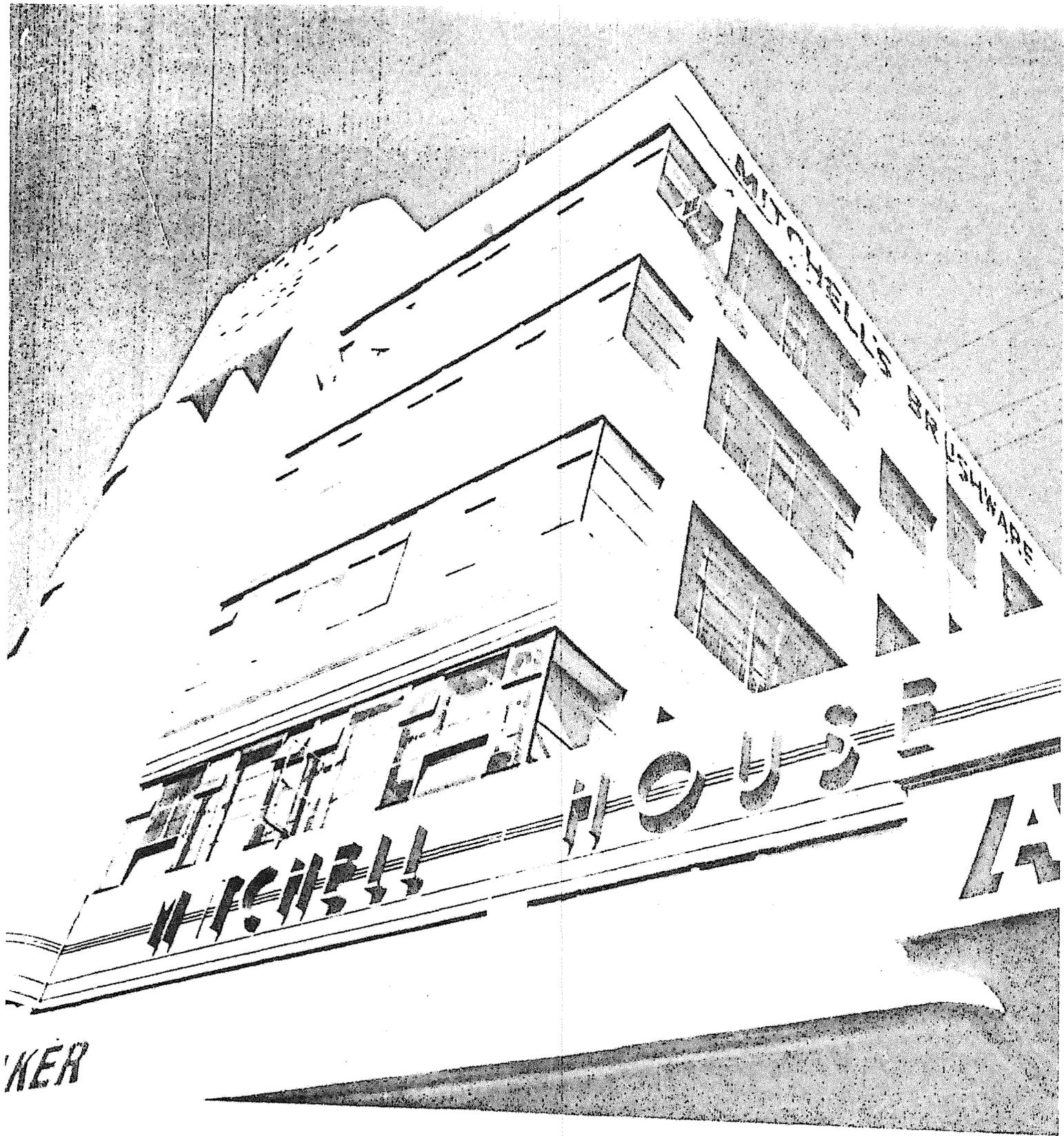
33 REGISTERS HBC AHC
34 NTC NTR FN

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

48 PHOTOS FILE DATE
49 . 39 6.83

52 PLAN: MELWAYS





TWENTIETH CENTURY ARCHITECTURE
REGISTER OF ROYAL AUSTRALIAN
INSTITUTE OF ARCHITECTS

Property Key 105703 (Lonsdale St)

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS (273-85 ELIZABETH ST) 352-62 LONSDALE ST.

BUILDING TITLE MITCHELL HOUSE TYPE OFFICES / RETAIL
Original Use (if not Residence)

EXISTING DESIGNATION HBR No AHC NOTABLE
NY 02-26

GRADING A B C D E F
No

STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE

NEG FILE 6-20, 18-33

TITLE

VOL FOL

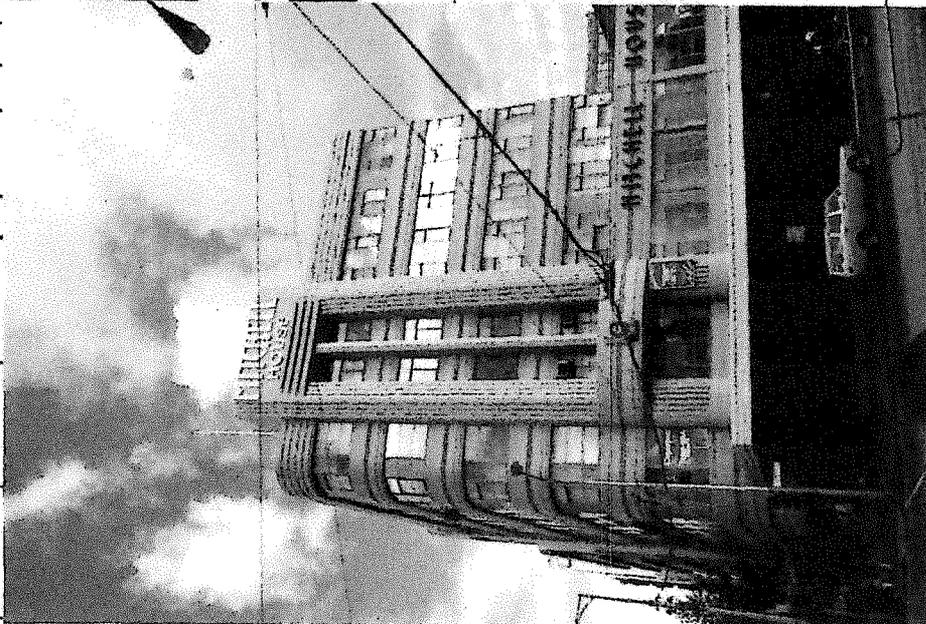
STYLE MODERNE

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE

SOURCE 1936
20MG DBA.

MATERIALS
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

Unfinished plaster Unfinished decorative details Retains evidence of early trades or finishes Impact from trees Wear and tear / deterioration Interference with structure Post-removal of shop verandah Interference with retention standards section of heritage rendered surfaces

- CORNER SITE, BOLD MASSING
- STRIP GLAZING: 'COLUMNLESS CONSTRUCTION' - T'COLTA FACING, LETTERING TO FACADE.

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
	COLOURS		MR UNITS ADDED	OK		
362			SIGNATURES ALTERED	OK		
			UPPER LEVEL SIGNS	OK		

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

OTHER COMMENTS (C) T. MITCHELL & CO. (A) - HARVEY A NORRIS, B - HANSEN & YOUNG.

HERITAGE SHOP FRONT DATA SHEET

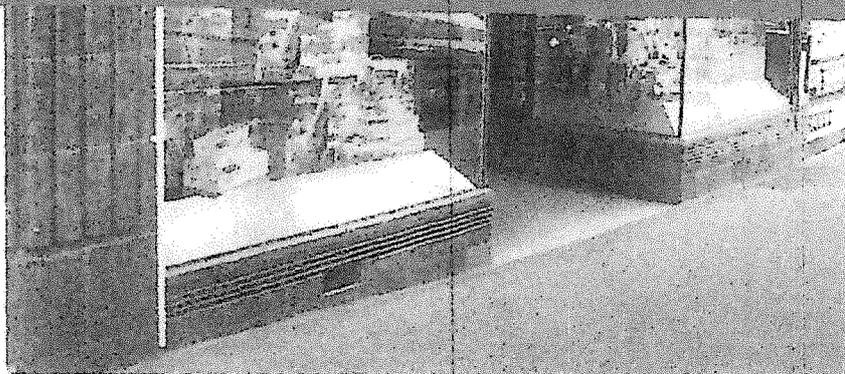
IMPORTANT:

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
Hissen and the builders, Hansen & Yuncken. 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
Wor & 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
more 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.

Askew House
1-372 Lonsdale Street
37-38

story

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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

No

B

C

D

TYPE/ERA ONLY

E

F

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

2011G REG.

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

original fabric

identified decorative elements

retains evidence of early colours or finishes

intact fabric

most significant structural elements

windows with original glazing 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

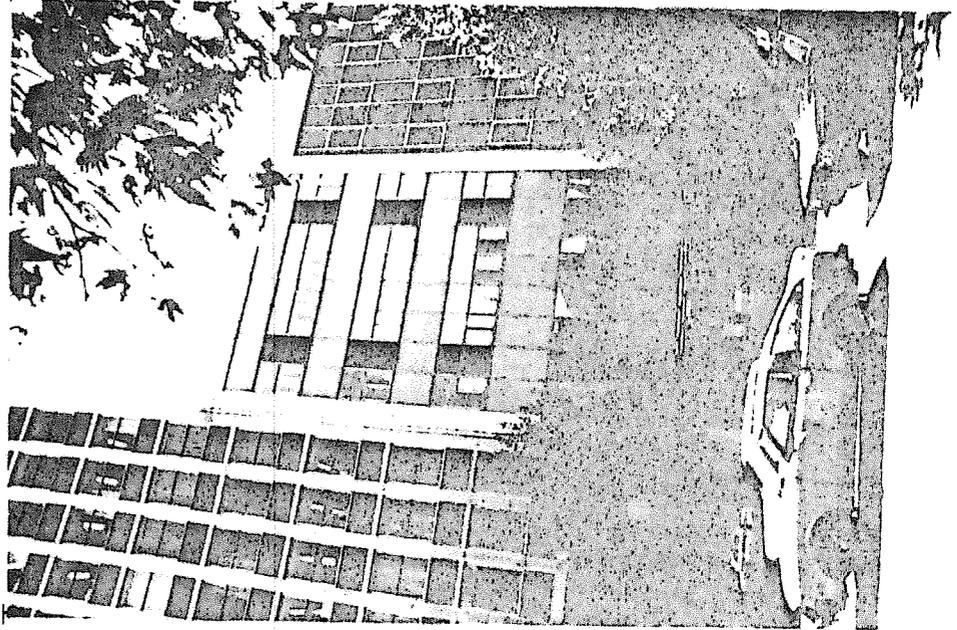
EXTREMELY INAPPROPRIATE

RECS

OTHER COMMENTS

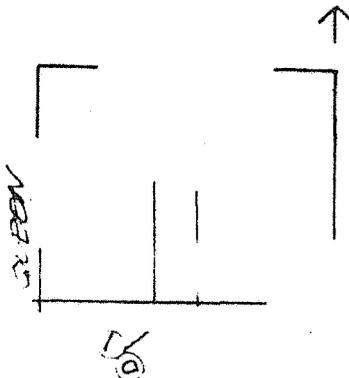
SEE 2011G REG.

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
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BUILDING ADDRESS **383-87 LONSDALE ST.**

BUILDING TITLE **MOTEL FRANCIS** TYPE **MOTEL**
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 **1-16, 18**

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

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

1. CHEVRON 'ART DECO' PATTERNS (CHEVRONS)

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS					
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE
			SIGNS PROFUSE	N/S	
			NEW DOORS	O/S	
			AWNINGS BLOCKED	O/S	
			NEW ART DECO TILING	O/S	

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

OTHER COMMENTS **TYPE/ERA ONLY?**

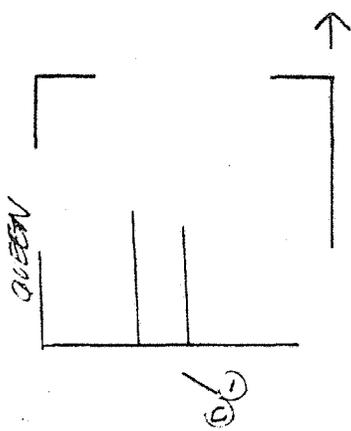
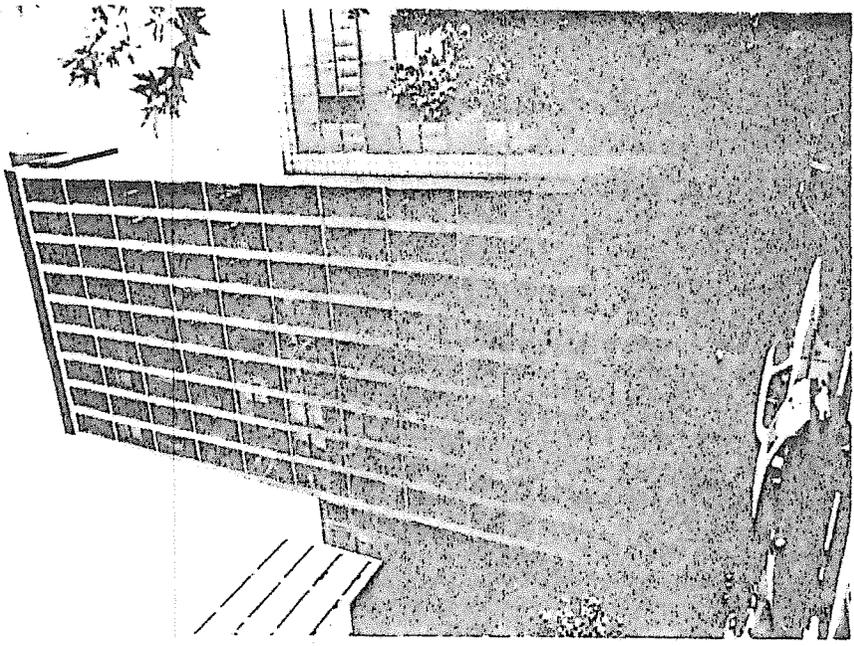
1 TYPE OFFICES
 2 .
 3 NAME
 4 . ELECTROLYTIC ZINC
 5 .
 6 .
 7 ADDRESS
 8 . 390 Lonsdale Street,
 9 . Melbourne 3000
 10 .
 11 AMG E 3.20W 58.13
 12 BUILDER
 13 .
 14 .
 15 .
 16 PRICE E £1,140,000
 17 CONSULTANTS
 18 .
 19 .
 20 .
 21 .
 22 OWNER
 .
 .
 25 .
 26 MATERIALS
 27 . W-ST; WW-AL; A
 28 .
 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 .
 .
 .
 43 .
 44 .
 45 .
 46 .
 47 .
 48 PHOTOS FILE DATE
 49 . 5.1E 3.82
 50 .
 51 .
 52 PLAN: MELWAYS 43 G.7 N

LGA MELBOURNE 107

ARCH. STEPHENSON & TURNER

STYLE 18/19

DATE 1957-59



Central Activities District Conservation Study

tation

joins similar functionalist-oriented designs of differing periods.

gnificance

The building is an intact, early departure from the glass box, then only two years old in Melbourne, and adoption of air-conditioning rather than the more common mechanical ventilation and openable windows. As such it was a prototype for the large number of stone and pre-cast facades that came up until the gradual emergence of the 'skin' buildings (such as Eagle Star and B.H.P.) and the skin/glass-box hybrid by the re-adoption of reflective all-glass cladding (Rialto Tower). It demonstrates the quickly learnt lesson of solar load, by its louvre placement. It connects to an 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 105735

MELBOURNE CITY COUNCIL

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 CH. 22

TITLE _____

VOL _____ PDL _____

STYLE _____

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE _____

SOURCE _____

MATERIALS
WHERE NOT APPARENT

P.T.O.

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

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

- 'VERTICAL FEATURE' SUBLIMATED IN 1950-60s

Interior recommended for inspection.

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

OTHER COMMENTS

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

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 ___

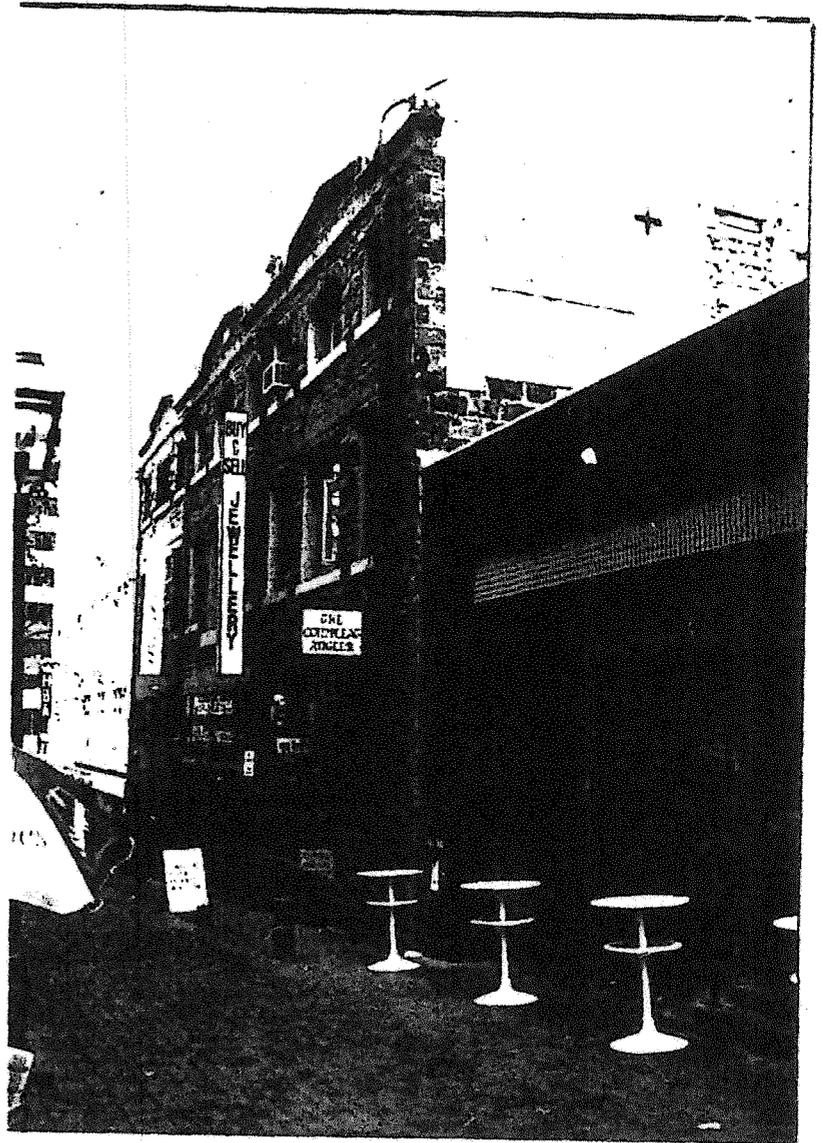
LISTED BY NATIONAL TRUST:
CLASSIFIED ___
ORDERED ___

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

OTHER _____

CONSERVATION STUDY GRADING A

REFERENCES
CITATION ___ TRUST CITATION ___
CITATION ___ HBPC STUDIES
STUDIES



STATEMENT OF SIGNIFICANCE

These three bluestone three-storey stores are believed to have been constructed in the early 1850's and were used in that decade as the premises of businesses associated with the early horse bazaars in Bourke Street such as coach builders, blacksmiths and veterinary surgeons. They were later used as bonded stores. The buildings are of great interest because of their age, their primitive rubble construction and their close associations with a very early and now vanished industry of the city.

Significance

Integrity

Description

Plan

Melbourne ROI

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 17-19 MCKILLOP ST.

BUILDING TITLE CENTRAL BONDING WAREHOUSES, F. TYPE WAREHOUSES
Original Use (if not Residence)

EXISTING DESIGNATION HBR No AHC NOTABLE

GRADING A B C D E F
No ?

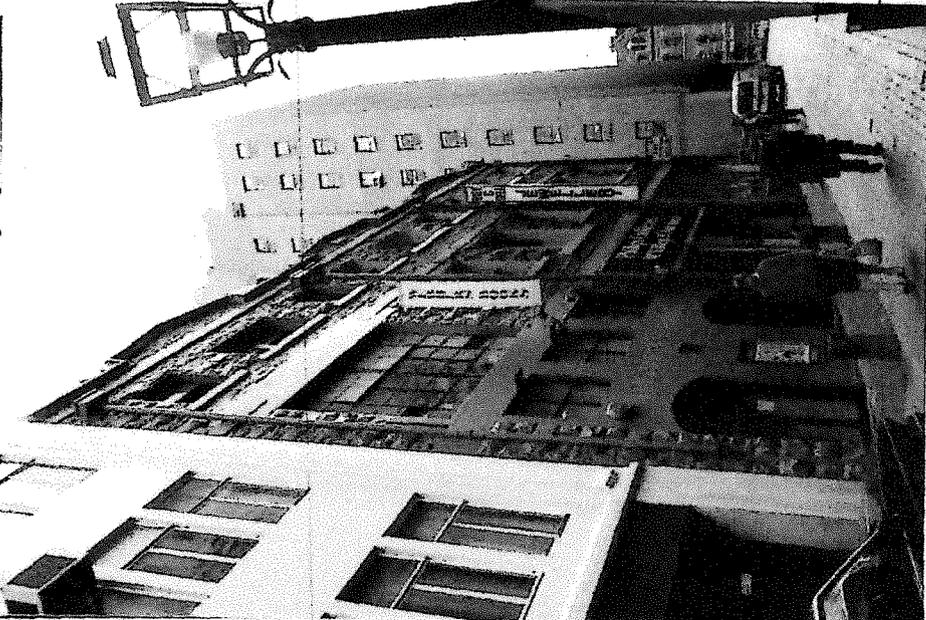
STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE
NEG FILE 36-6
TITLE
VOL FOL

STYLE
PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE 1851-1860..
SOURCE 80 p. 293

MATERIALS WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

unpainted cement cornice unpainted decorative brickwork retains evidence of early columns or finishes intact shop front post supported shop veranda elaborate/high standard section of cement rendered surfaces veranda decoration repaired roof and structure

Interior recommended for inspection.

INTEGRITY Good Nos 17-19
Fair Nos 15
Poor Nos

CONDITION Good Nos
Fair Nos
Poor Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
			STONE PAINTED		RAM	
17			UPPER ILLUM. SIGN NEW R/S			
15	NEW GRND. OPENINGS		NEW OPENINGS, UPR. Q		(AS 17-19)	
"			NEW STUCCO, GRND.		RAM	
19			MR UNIT NEW		R/S	
	OPENINGS REQUIRED					

OTHER COMMENTS CBD STUDY → HBR; O DUNLOP MCNAB & CO. FACTS REQUIRE REVISION. PRE 1848??

<p style="text-align: center;">CENTRAL ACTIVITIES DISTRICT CONS. STUDY BUILDING IDENTIFICATION FORM</p>	<p>GRAEME BUTLER, Architect, Arch. Historian Urban Designer 1985</p>
--	--

BUILDING ADDRESS 14 MCKILLOP ST.

BUILDING TITLE	TYPE, <u>OFFICES</u> <small>Original Use (if not Residence)</small>
----------------	--

EXISTING DESIGNATION	HBR No	AHC	
----------------------	--------	-----	--

GRADING A B C D E F

No

STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE
NEG FILE <u>369</u>
TITLE
VOL FOL

STYLE

PERIOD Edwardian

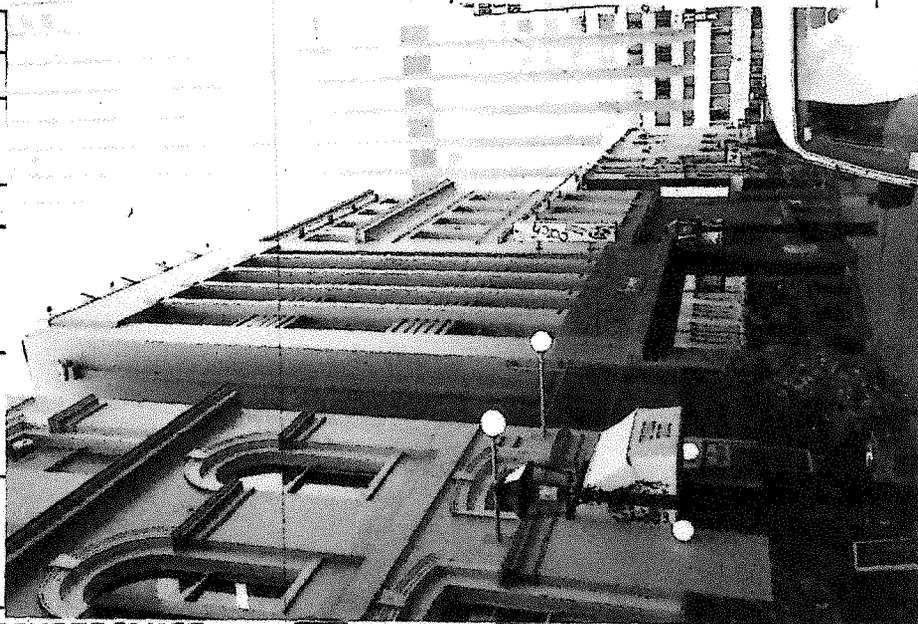
early Victorian Inter War

Victorian Post War

CONSTRUCTION DATE

SOURCE 80, p 297

MATERIALS
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT YET BEEN ALTERED

<input type="checkbox"/> unpainted concrete 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"/> verandah decoration	<input type="checkbox"/> elaborate high standard design of rendered surfaces
--	---	--	--	--	--

Interior recommended for injection.

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

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
	<u>LOW GROUND LEVEL</u>					

OTHER COMMENTS CBD STUDY: RETENTION IMPORTANT; (O-M. MCCAUGH & CO. - 1ST OWNER OF W/HOUSE ASSUMED TO HAVE BEEN RENOVATED 1935 & ONCE TOWN TO 12. (1868))

12
14

Central Activities District Conservation Study

Citation

street 016-022
 Lop 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, gloves, 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

Project ID 106374
18-22 McKillop

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING 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

BO, p 297

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE *22-20*

* FEATURES MAY HAVE BEEN ALTERED

unpainted
masonry
render

unpainted
decorative
or ironwork

retains evidence
of early colours
or finishes

inset
shop
front

unpainted
supported
shop verandah

elaborate join standards
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

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
	<i>WALL COLOURS</i>		<i>DOORS GONE?</i>	<i>O/S</i>		
			<i>CANOPY. OBSCURES</i>			
			<i>DOORWAY</i>	<i>R/S</i>	<i>6 SKILLION FORM, FROM</i>	
			<i>1</i>		<i>(1/2 DOORWAY)</i>	
			<i>UNPAID ILLUM. SIGNS</i>			
			<i>NEW</i>	<i>R/S</i>		

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

OTHER COMMENTS

CRD STUDY: RETENTION IMPORTANT; O. ALLTON, & PAYNE;

ref. 251-30

IMPACT

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

BUILDING ADDRESS 110 NIAGARA CNE.

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



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE HAS BEEN ALTERED

<input type="checkbox"/> original design	<input type="checkbox"/> original decorative treatment	<input type="checkbox"/> retains evidence of early materials or finishes	<input type="checkbox"/> intact shop front	<input type="checkbox"/> original decoration	<input type="checkbox"/> rose supports shop veranda	<input type="checkbox"/> original roof and structure	<input type="checkbox"/> elaborate/high standard design of interior	<input type="checkbox"/> original surfaces
--	--	--	--	--	---	--	---	--

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	PECS	INAPPROPRIATE	PECS	EXTREMELY INAPPROPRIATE	RECS

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

OTHER COMMENTS

106913 (23-25) Prop: 10
 106914 (27)
 106915 (29)
 106916 (31)

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

BUILDING ADDRESS 23-31 NIAGARA LANE

BUILDING TITLE	TYPE <small>Original Use (if not Residence)</small>
----------------	--

EXISTING DESIGNATION	HBR No <u>423</u>	AHC	<u>NTA-CLASS. 4430 NOTABLE</u>
----------------------	-------------------	-----	--------------------------------

GRADING A B C D E F
 No

STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE
 NEG FILE 40.17, 18

TITLE
 VOL FOL

STYLE

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE
1887
 SOURCE BO, p335

MATERIALS
 WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE HAS BEEN ALTERED

undisturbed concrete render	<input checked="" type="checkbox"/>	undisturbed 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"/>	high quality standard design of cement rendered surfaces	<input type="checkbox"/>
-----------------------------------	-------------------------------------	--	-------------------------------------	---	--------------------------	-------------------------	--------------------------	------------------------------------	--------------------------	--	--------------------------

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
	<u>SLIPWATER APPLIED</u>		<u>BRICKS PAINTED</u>		<u>RAIN (COLOUR SYMPATHETIC)</u>	

OTHER COMMENTS (A) GEORGE DE LACY EVANS (B) DAN SINCLAIR
 (C) MR M. MARKS ; CBD STUDY -> HBR

FILE BUILDING CITATION

WAREHOUSES

ISS: 23-31 NIAGARA LANE

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

IONS FOR SPECIFICATION

REGISTERED BUILDING: HBR
GBR ___
NER ___

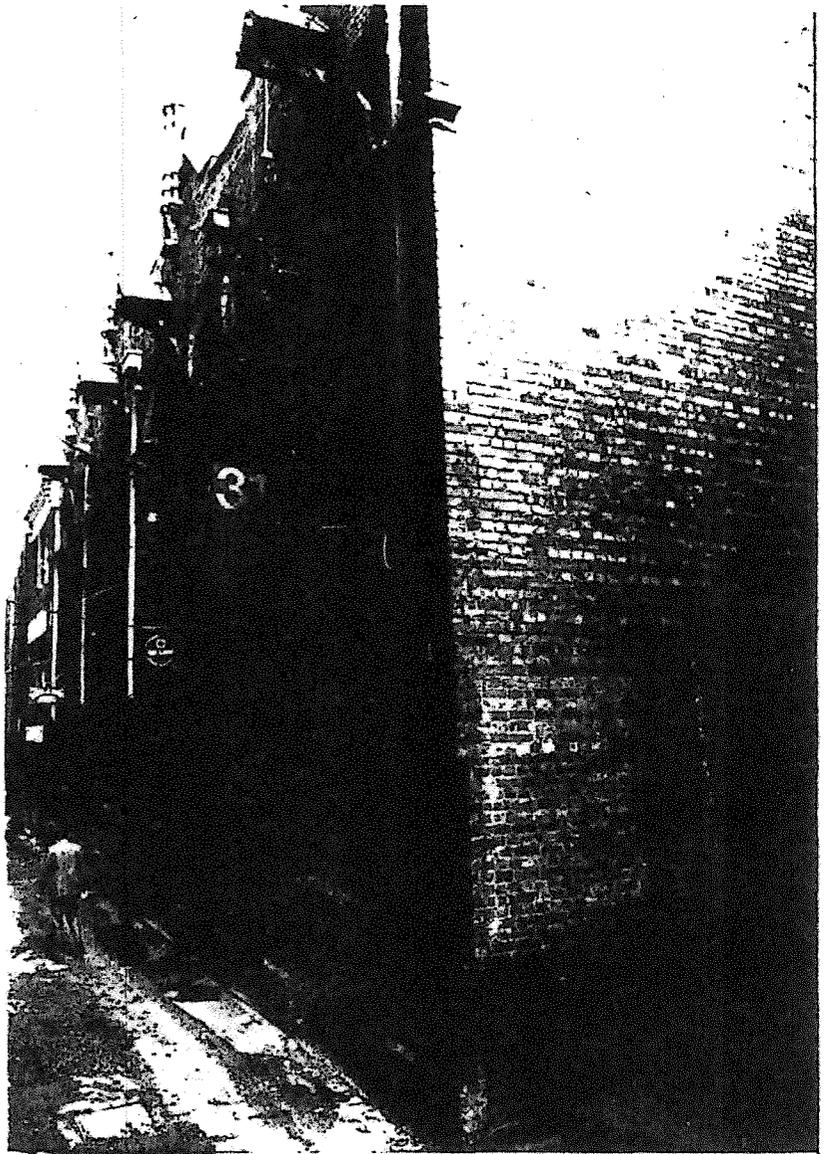
ED BY NATIONAL TRUST:
IFIED
RDED ___

IDENTIFIED BY HBPC AS:
INDIVIDUAL 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

undainted
concrete
render

undainted
decorative
workwork

retains evidence
of early colours
or finishes

intact
shop
front

shop
supported
shop verandah

elaboration standard
season 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

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

OTHER COMMENTS

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
23 . RACV (1961 -)

24 .
25 .
26 MATERIALS
27 . 15ss; face tan brick,
28 . brass window sections

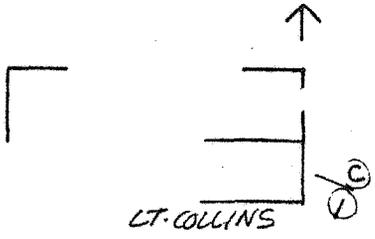
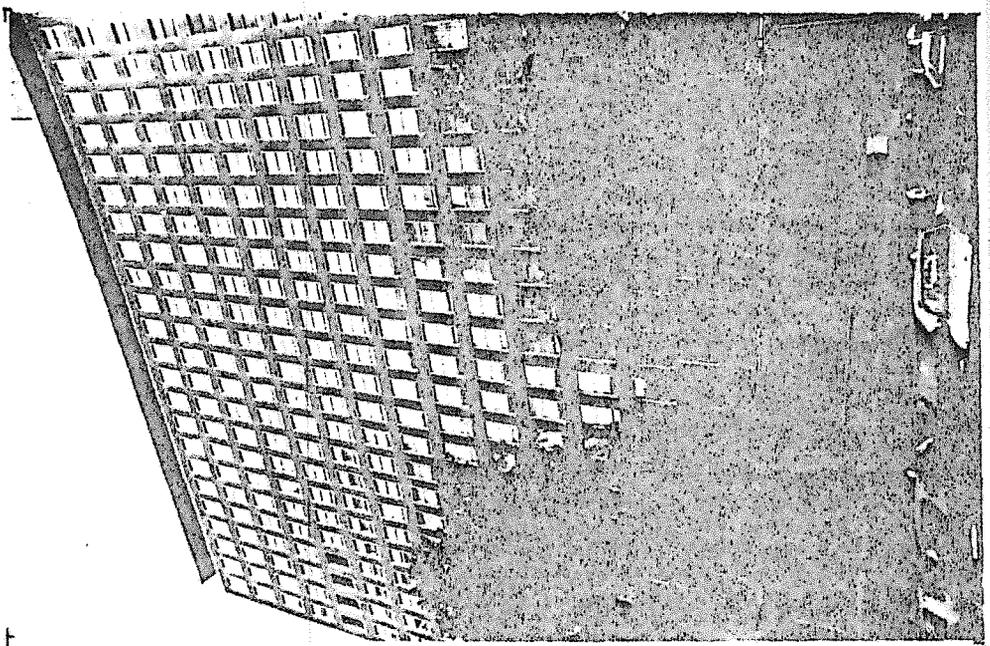
29 .
30 .
31 AWARDS

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
41 . (£1,345,000) staged
42 . 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 FORM	GRAEME 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 *CRAYON*

STREETSCAPE 1 2 3 CONSERVATION AREA _____

SURVEY DATE _____

NEG FILE *33-24*

TITLE _____

VOL _____ FOL _____

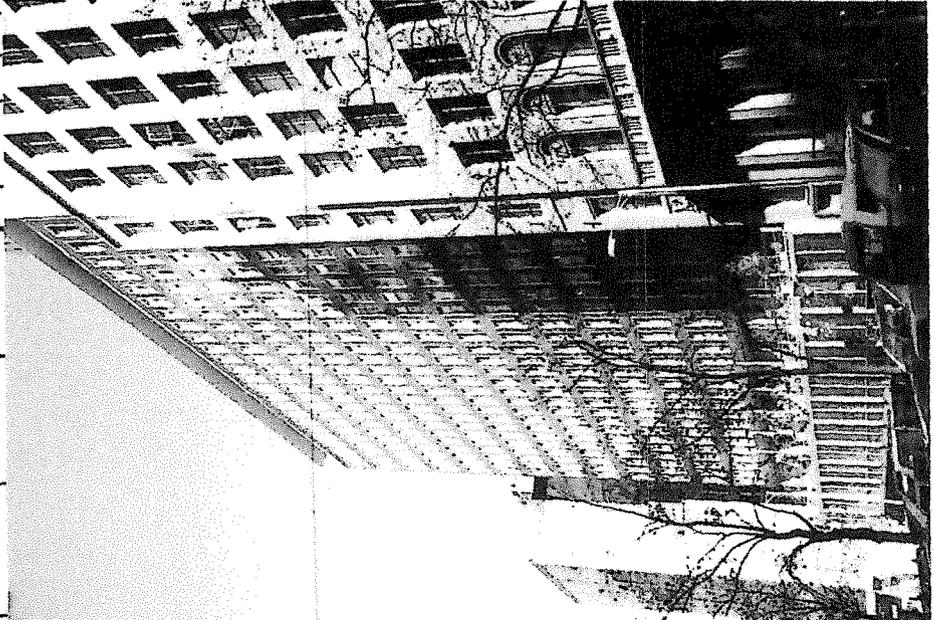
STYLE _____

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE *1959-61*

SOURCE *BTWC REG.*

MATERIALS WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

<input type="checkbox"/> undisturbed cement render	<input type="checkbox"/> undisturbed decorative brickwork	<input type="checkbox"/> retains evidence of early colours or finishes	<input type="checkbox"/> intact shop front	<input type="checkbox"/> post-submerged shop verandah	<input type="checkbox"/> verandah in-situ	<input type="checkbox"/> verandah in-situ and structure	<input type="checkbox"/> elaborate high standard section of cement rendered surfaces
--	---	--	--	---	---	---	--

- REMOVED FOR 'PAST TRACK' CONSTRUCTION

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

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

OTHER COMMENTS _____

1 TYPE OFFICE LGA MELBOURNE *MS* ARCH. LESLIE M. PERROTT & PARTNERS
 2 .
 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 3.20N 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
 . P.A.C.

25 .
 26 MATERIALS

27 . W-Gcw
 28 .
 29 .

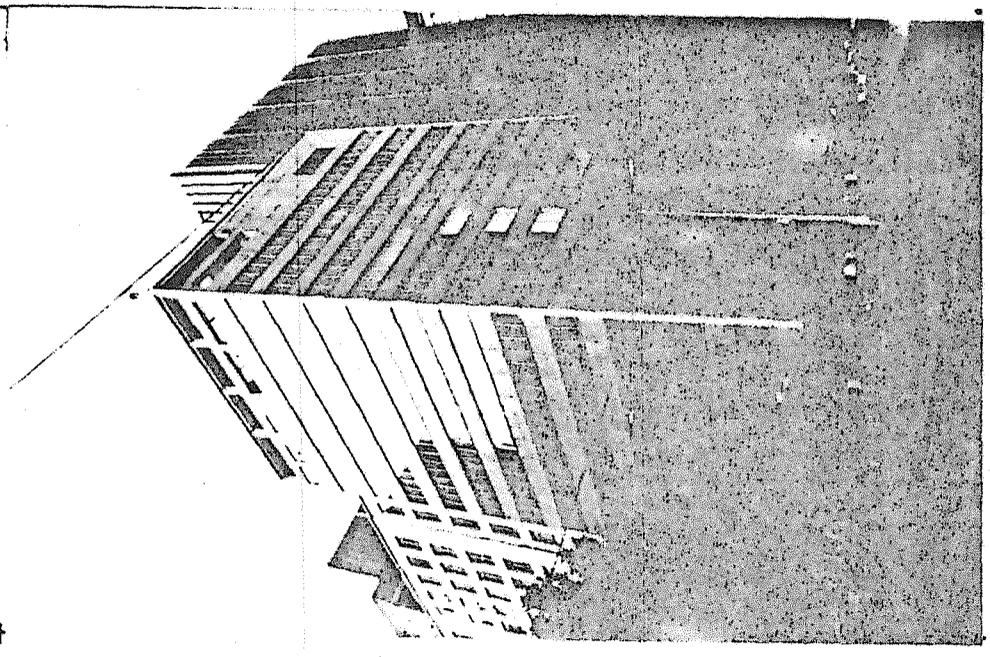
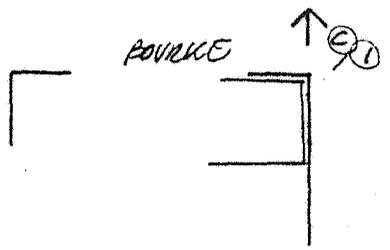
31 AWARDS

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 .

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 *MS* ARCH. LESLIE M. PERROTT & PARTNERS
 2 .
 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
 . P.A.C.

25 .
 26 MATERIALS

27 . W-Gcw
 28 .
 29 .

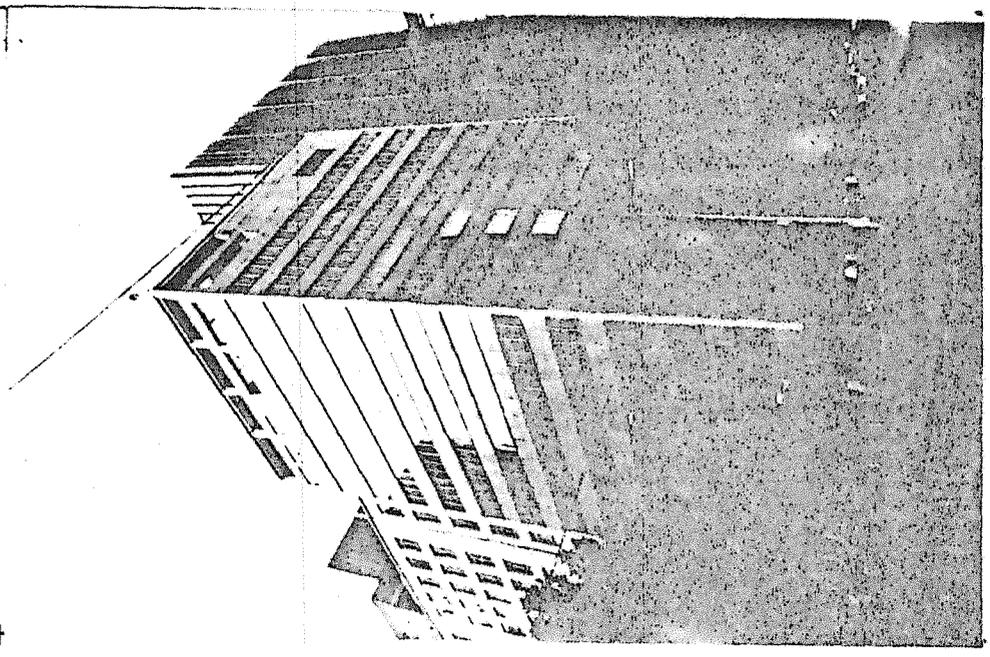
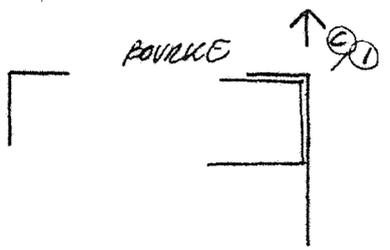
30 .
 31 AWARDS

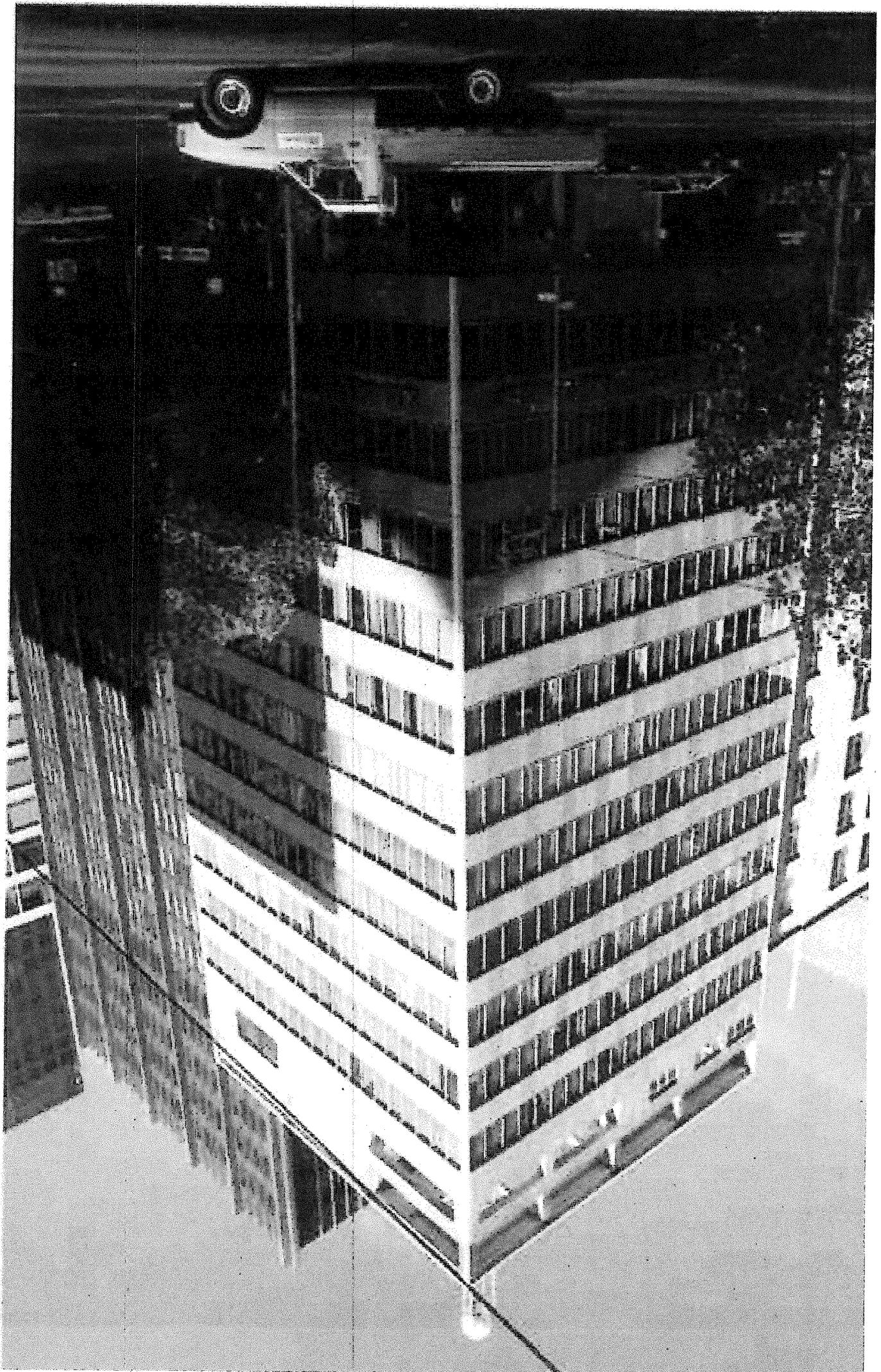
32 .
 33 REGISTERS HBC AHC
 34 NTC NTR FN

35 REFERENCES
 36 . 1-p.16 (photo); 2-
 37 . 1.5.61 (103) illust.;
 38 . BP33677, 20.10.59
 39 .
 40 .

43 .
 44 .
 45 .
 46 .
 47 .
 48 PHOTOS FILE DATE
 49 . 1.2B8 3.82
 50 .
 51 .

52 PLAN: MELWAYS N





Property key 108071

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS (44B-456 BOURKE ST) 155-161 QUEEN ST

BUILDING TITLE TYPE
Original Use (if not Residence)

EXISTING DESIGNATION HBR No AHC

GRADING A B C D E F
No CAPE/CRA

STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE

NEG FILE 23-22

TITLE

VOL FOL

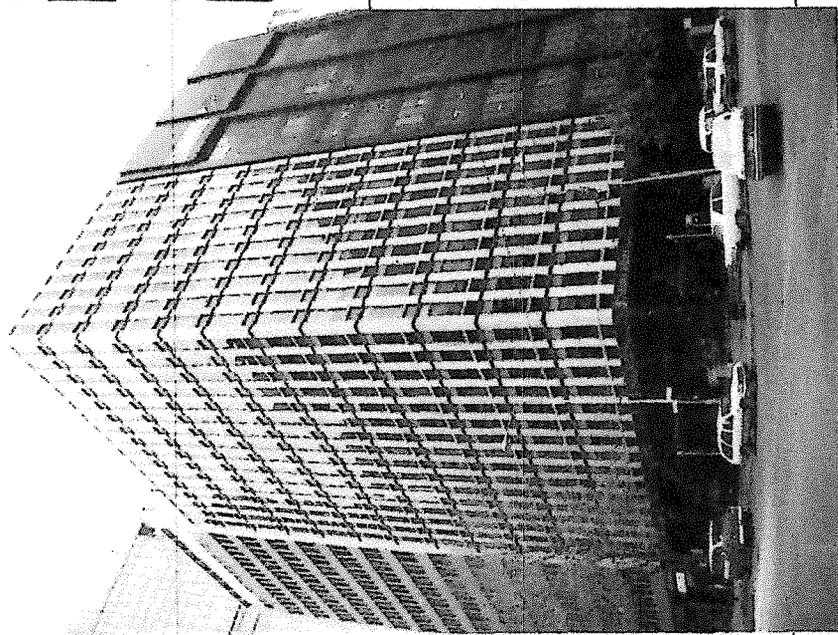
STYLE

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE 1960-2

SOURCE JETAC-REG.

MATERIALS WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE
* FEATURES NOT HAVE BEEN ALTERED
undepainted cement render undepainted decorative brickwork retains evidence of early colours or finishes intact shop front post supported shop verandah verandah decoration verandah e.o.f and structure elaborate/high standard design of cement rendered surfaces
- EMERGING DECORATIVE USE OF STRUCTURAL EXPRESSION ON FACADE.
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; R = REMOVE; BAR = REMOVE BY APPROVED METHOD

OTHER COMMENTS

Property key 10507

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

BUILDING ADDRESS *203-05 QUEEN ST, 420 LT. BOURKE*

BUILDING TITLE _____ TYPE *RETAIL/RES.*
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 *33.22*

TITLE _____

VOL _____ FOL _____

STYLE _____

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE *1860*

SOURCE *80, p.169*

MATERIALS WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE HAS BEEN ALTERED

<input type="checkbox"/> unpainted cement render	<input type="checkbox"/> unpainted decorative brickwork	<input type="checkbox"/> retains evidence of early colours or finishes	<input checked="" type="checkbox"/> intact shop front	<input type="checkbox"/> original decoration	<input type="checkbox"/> post suggested shop veranda	<input type="checkbox"/> original roof and structure	<input type="checkbox"/> elaborate/high standard section of street rendered surfaces
--	---	--	---	--	--	--	--

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
			<i>SHOPFRONT'S ALTERED IN DETAIL</i>			
			<i>AWNINGS ADDED</i>	<i>O/S</i>		
			<i>INT. WORKS DONE</i>	<i>R/S</i>	<i>(SKILLION PROFILE)</i>	
			<i>ROOF SIGN NEW</i>	<i>O/S</i>	<i>(SEE BELOW)</i>	
				<i>R/S</i>		

0 = REINSTATE ORIGINAL DESIGN, 1 = REINSTATE SYMPATHETIC ALTERNATIVE, 2 = REMOVE, 3 = REMOVE OR REPAIR BY APPROVED METHOD

OTHER COMMENTS *O-W.J. CLARKE ; 1860 PANORAMA SHOWN ; VI P.106 (1869) SHOWN*

Addr: 207-213, Property key 108076, Addr: 215, Property key 108077

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 207-11, 215 COUBEN ST.

BUILDING TITLE _____ TYPE RESID. RETAIL.
Original Use (if not Residence)

EXISTING DESIGNATION _____ HBR NO _____ AHC _____

GRADING A B C D E F
No TURF/GRASS

STREETSCAPE 1 2 3 CONSERVATION AREA _____

SURVEY DATE _____

NEG FILE 33-21

TITLE _____
VOL _____ FOL _____

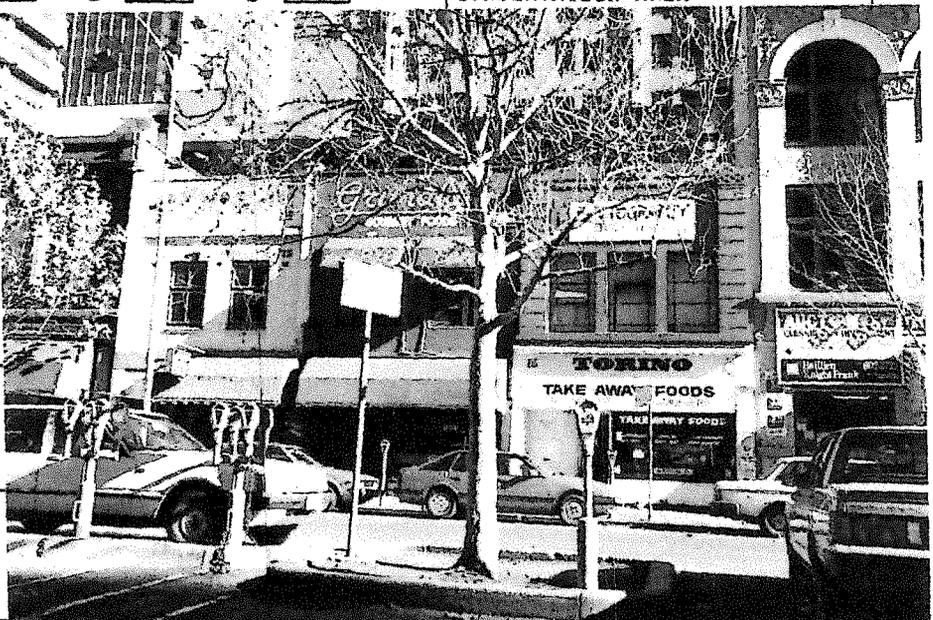
STYLE _____

PERIOD Edwardian 207-11
RENOVATIONS?
 Early Victorian Inter War 215
 Victorian Post War

CONSTRUCTION DATE _____

SOURCE _____

MATERIALS WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE 207 211 verandah decoration 215 verandah e.c.f. and structure
* FEATURES NOT YET BEEN ALTERED

unadorned cement render undrained decorative st. courses retains evidence of early colours or finishes "dead" shop front most 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
<u>207-11</u>	<u>NEW VER. AWNING</u>		<u>NEW SHOPFRONTS</u>	<u>S/S</u>	
<u>211</u>			<u>UPPER AWNING NEW</u>	<u>RS</u>	<u>(USE SILLION)</u>
			<u>BRICKS PAINTED</u>	<u>RAM</u>	
<u>215</u>			<u>SHOPFRONT ALTERED</u>		
			<u>IN DETAIL</u>	<u>O/S</u>	

OTHER COMMENTS RENOVATION OF EARLY VICTORIAN ROW? - SEE VI p.106.

Property file 105078

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 217-19 QUEEN ST.

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 33 20

TITLE _____

VOL _____ PDL _____

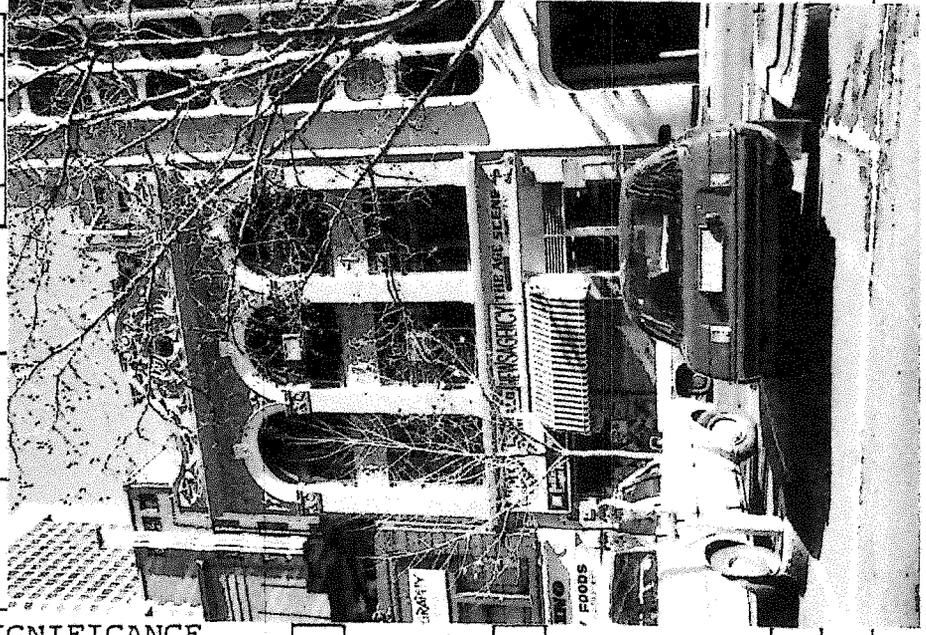
STYLE _____

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE _____

SOURCE 1906-7
80 p.167

MATERIALS WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

<input type="checkbox"/> painted 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"/> pure unadorned shop verandah	<input type="checkbox"/> elaborate high standard design of cement rendered surfaces
--	---	--	--	---	---

1. UNUSUALLY FLORID PLANT ORNAMENTATION

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
	<u>NEW AWNING</u>		<u>MIR UNITS ADDED</u>	<u>R/S</u>		
			<u>NEW SANDPRINTS & SHUTTERS</u>	<u>O/S</u>		
			<u>UPPER SIGN'S NEW</u>			

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

OTHER COMMENTS _____

Property Key: 108080 - 433 - 437 Lonsdale St

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS **433 LONSDALE, 235-23 QUEEN**

BUILDING TITLE _____ TYPE **OFFICES, BANK**
Original Use (if not Residence)

EXISTING DESIGNATION HBR No _____ AHC _____

GRADING A B C D E F
No _____ **TYPE 1 ERA ONLY**

STREETSCAPE 1 2 3 CONSERVATION AREA _____

SURVEY DATE _____

NEG FILE **1.15**

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

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS

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

OTHER COMMENTS **TYPE 1 ERA ONLY**

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

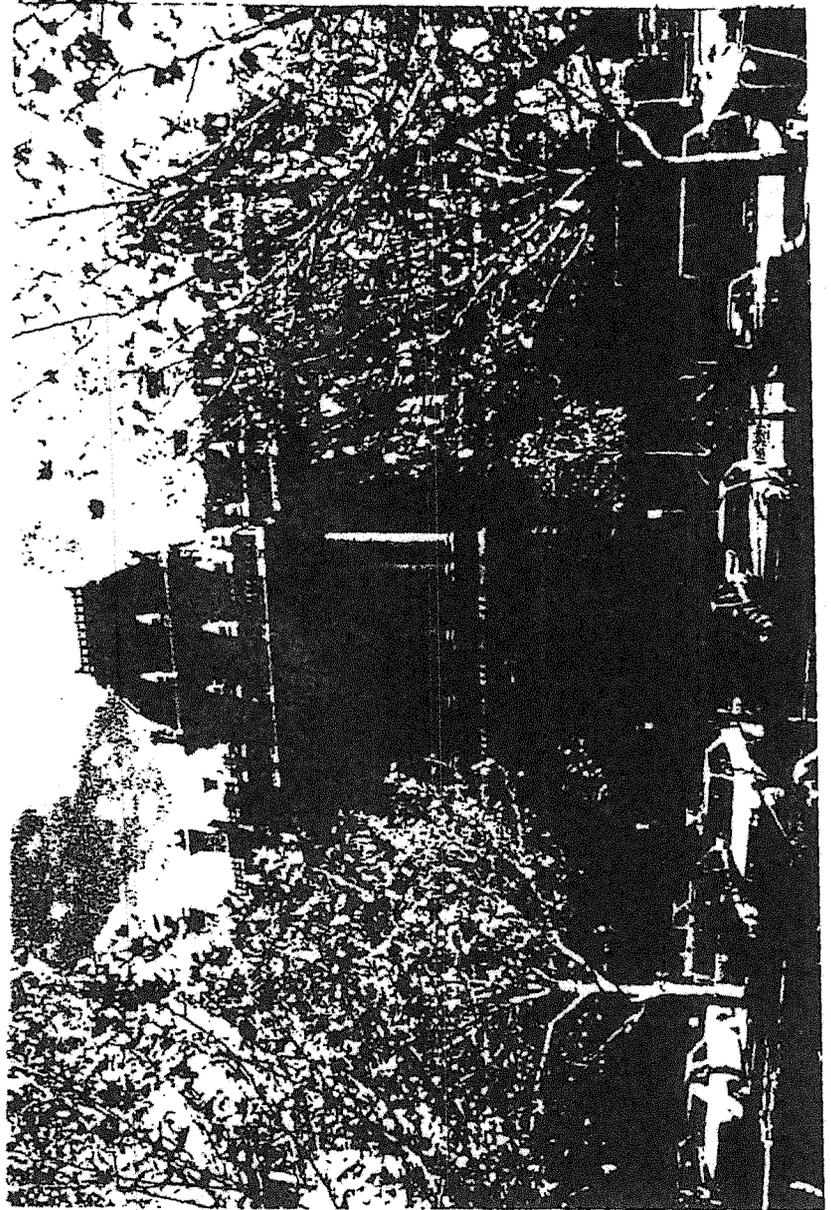
ATED BY NATIONAL TRUST:
IFIED X
RDED ___

NTIFIED BY HBPC AS:
IVIDUAL BLG (NOT REG) ___
T OF STREETScape ___

HER _____

CONSERVATION STUDY GRADING A

RENCES
CITATION X TRUST CITATION X
CITATION X HBPC STUDIES X
STUDIES X



MENT OF SIGNIFICANCE

ecords Office was erected in 1900-04 by the Public Works Depart
design by S E Bindley. It is one of Melbourne's exceptional
ction of Victorian public buildings and is a fine example of th
d Empire 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	-37.81336, 144.95754
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.

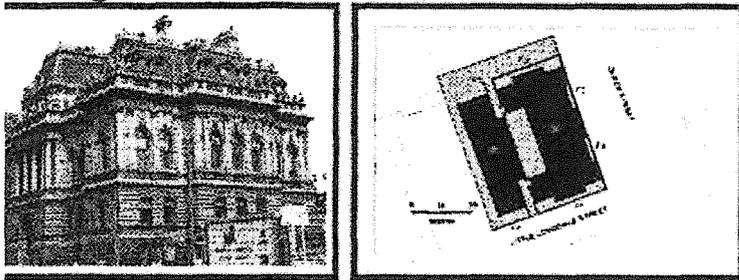
The former Records Office is historically significant for demonstrating the importance of record-keeping in carrying out the functions of Government. Its location near the Titles Office and the law courts illustrates the early relationship between all these arms of Government. The responsibilities of 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



Heritage
VICTORIA

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

201/2/84

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. 1936 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
1900

SOURCE
81, p16

MATERIALS
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE 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"/>	verandah decoration <input type="checkbox"/>	post-succeded shop verandah <input type="checkbox"/>	verandah eave and structure <input type="checkbox"/>	elaborate/high standard finish of cement rendered surfaces <input checked="" type="checkbox"/>
--	---	--	--	--	--	--	--

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS

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

Property Key: 108109-443-447

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 433-447 BOURKE ST, 148-56 QUEEN ST.

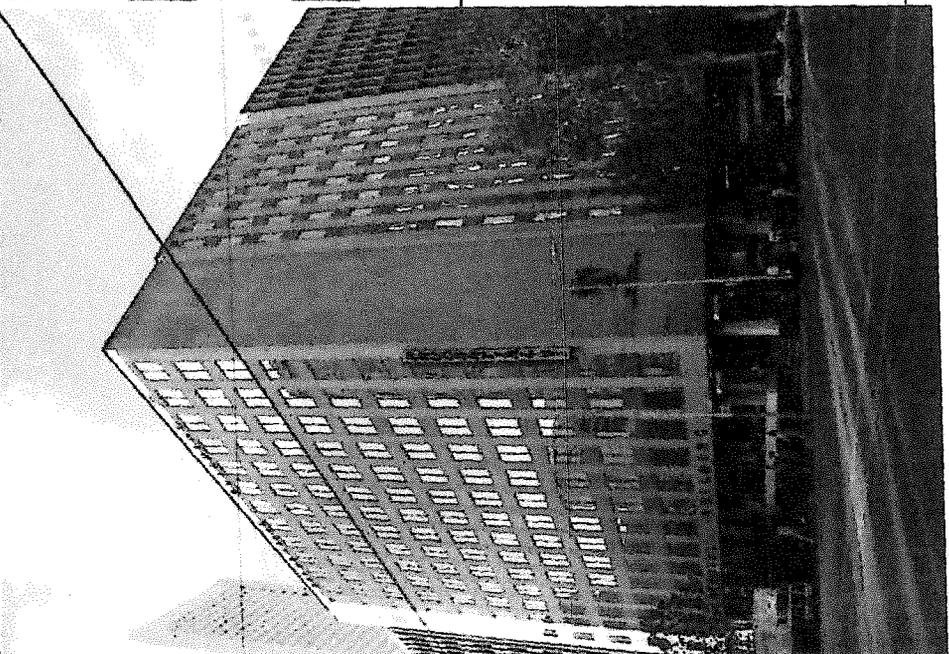
BUILDING TITLE PRUDENTIAL BUILDING TYPE OFFICES
Original Use (if not Residence)

EXISTING DESIGNATION HBR NO _____ AHC _____

GRADING A B C D E F
No

STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE _____
 NEG FILE 13.10
 TITLE _____
 VOL _____ FOL _____
 STYLE _____
 PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War
 CONSTRUCTION DATE 1958-60
 SOURCE 20THC REG.
 MATERIALS WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

<input type="checkbox"/> APPOINTED FRONT FENDER	<input type="checkbox"/> APPOINTED SECOND FLOOR DECKWORK	<input type="checkbox"/> REMAINS EVIDENCE OF EARLY TOWER OF FINESSE	<input checked="" type="checkbox"/> INTERIOR SHOP FRONT	<input type="checkbox"/> VERTICAL SIGNIFICATION	<input type="checkbox"/> REAR SECTION AND STRUCTURE	<input type="checkbox"/> ELABORATE HIGH STANDED SECTION OF TOWER RENDERS SURFACES
---	--	---	---	---	---	---

— REFLECTS TREND AWAY FROM TRANSPARENT BOX.

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
	<u>WINDOWS NEW</u>	<u>0</u>	<u>SPANDRELS NEW</u>	<u>0/3</u>	

OTHER COMMENTS EXEMPLIFIES TYPE/ERA ONLY. (A) - BATES SMART & MCUTCHEN
(Q) - PRUDENTIAL ASSURANCE CO. LTD. ; PHOTO (11-A/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

1935-1936

story

W. P. 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, Hervey Mackay and Co., in 1935, Melbourne the building was a landmark in the city. The building was a three-story office building with a central entrance and a large window. The building was a landmark in the city and the service buildings were a landmark in the city.

The Catholic Assurance Company no longer exists. The building was mostly used by the South African Consulate and leased for occasional offices.

Description

The building is a three-story office building with a central entrance and a large window. The building was a landmark in the city and the service buildings were a landmark in the city.

The building is a three-story office building with a central entrance and a large window. The building was a landmark in the city and the service buildings were a landmark in the city.

The building is a three-story office building with a central entrance and a large window. The building was a landmark in the city and the service buildings were a landmark in the city.

Integrity

South African Consulate

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 ARCHITECTS P/L

2 .

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.

·

25 .

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 .

39 .

40 .

·

·

43 .

44 .

45 .

46 .

47 .

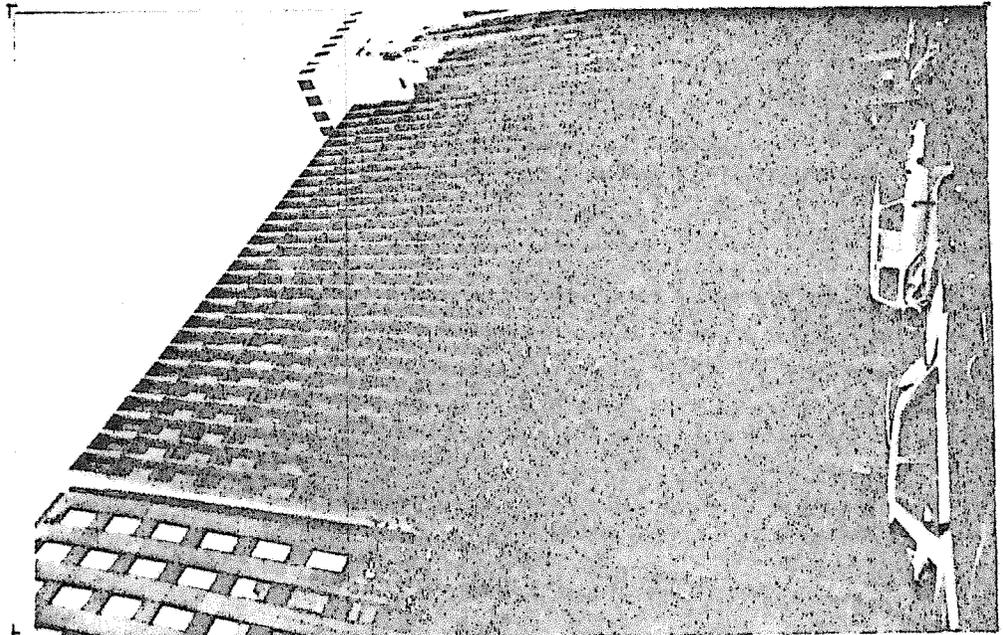
48 PHOTOS FILE DATE

49 . 1.2 B6 3.82

50 .

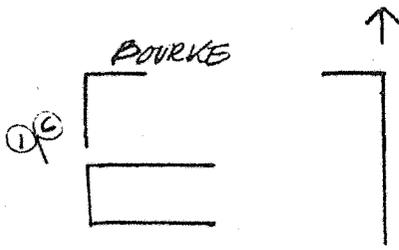
51 .

52 PLAN: MELWAYS 43 G.8 N



+

-



Property Key 108107

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 166-172 QUEEN ST

BUILDING TITLE _____ TYPE OFFICES
Original Use (if not Residence)

EXISTING DESIGNATION _____ HBR No _____ AHC _____

GRADING A B C D E F
No

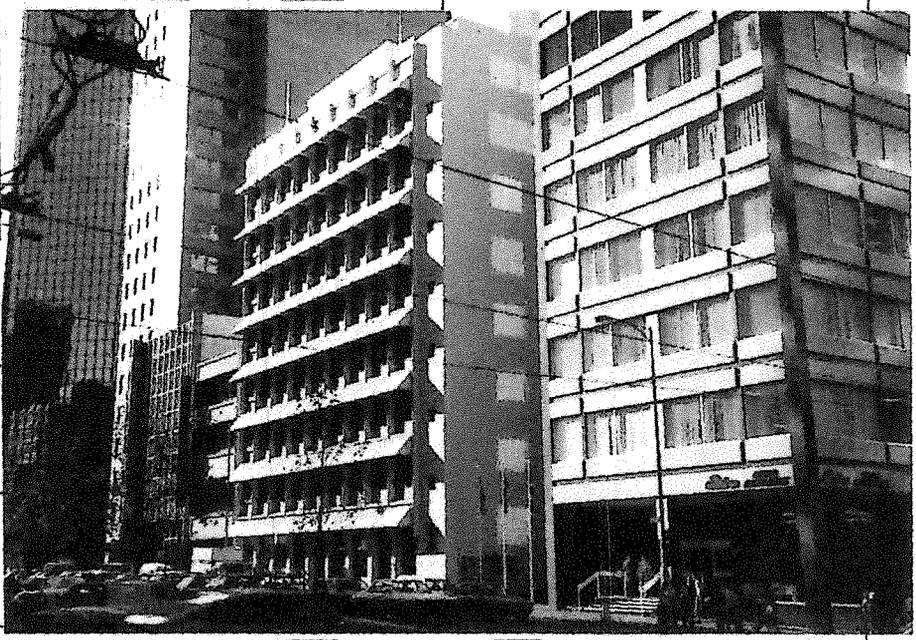
STREETSCAPE 1 2 3 CONSERVATION AREA _____

SURVEY DATE _____
NEG FILE 19.14
TITLE _____
VOL _____ FOL _____

STYLE PERIOD
 Edwardian
 Early Victorian
 Victorian
 Inter War
 Post War

CONSTRUCTION DATE _____
SOURCE _____

MATERIALS WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

<input type="checkbox"/> Painted recent colour	<input type="checkbox"/> unpainted decorative br.ework	<input type="checkbox"/> traces evidence of early colours or finishes	<input type="checkbox"/> intact shop front	<input type="checkbox"/> Victorian shop veranda	<input type="checkbox"/> Victorian decoration	<input type="checkbox"/> Victorian cast iron structure	<input type="checkbox"/> elaborate high standard design of masonry rendered surfaces
--	--	---	--	---	---	--	--

(NOTED) - F'GLASS SUNSHADING.

Interior recommended for inspection.

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

ALTERATIONS AND RECOMMENDATIONS				
NOS	SYMPATHETIC	RECS INAPPROPRIATE	RECS EXTREMELY INAPPROPRIATE	RECS

OTHER COMMENTS RENOVATION OF 1ST. H.C. SURVEY OFFICES

0 = REINSTATE ORIGINAL DESIGN, 1 = REINSTATE SYMPATHETIC ALTERNATIVE, * = REMOVE, PAN = POINTS BY APPROVED METHOD

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 .

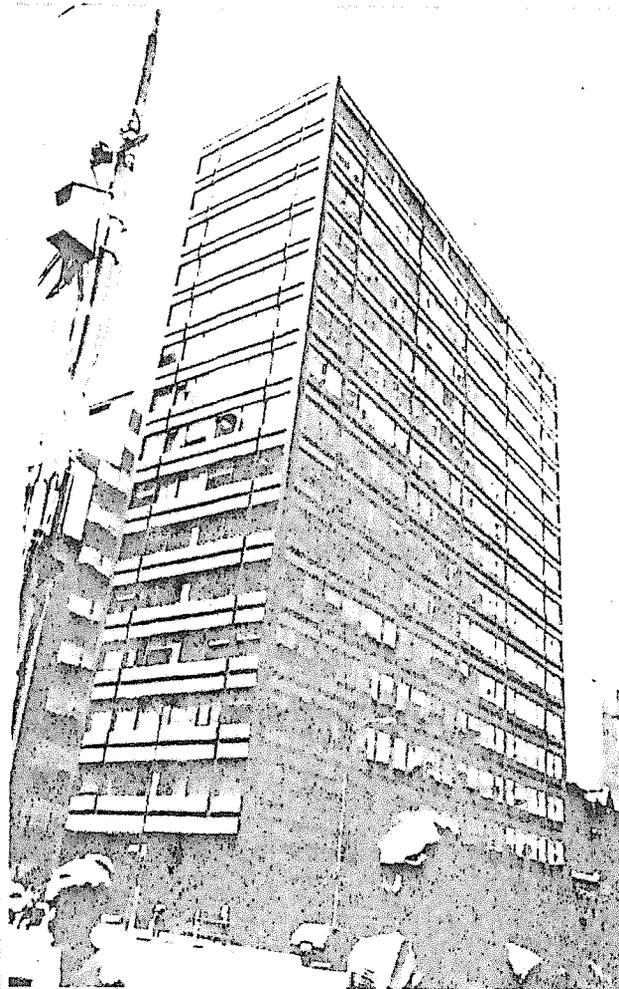
LGA MELBOURNE 43

ARCH. BATES, SMART & MCCUTCHEON

STYLE 18

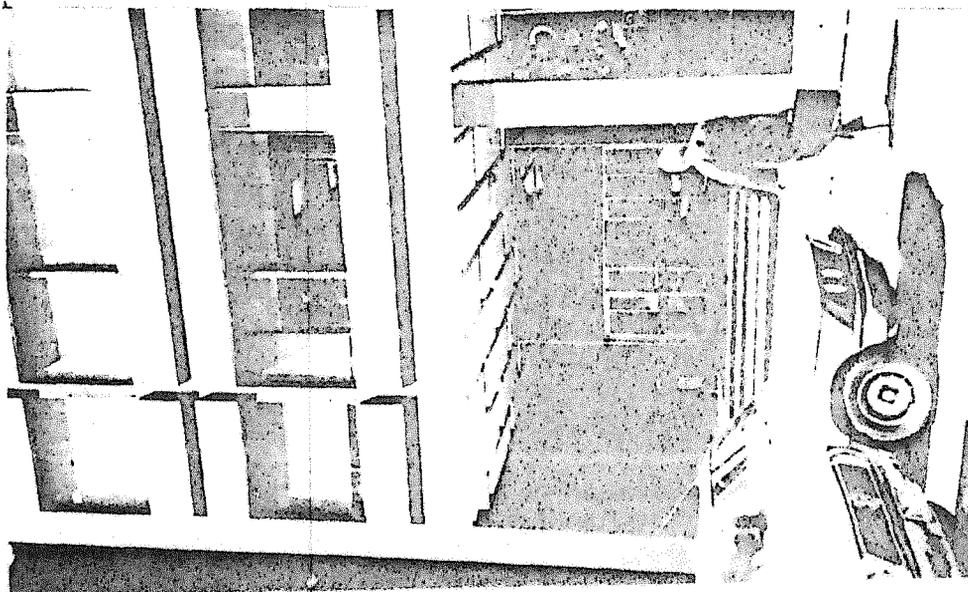
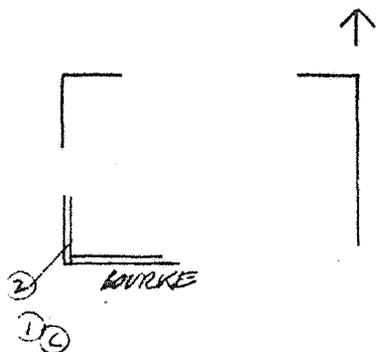
DATE 1962-64

D.



TWENTIETH CENTURY ARCHITECTURE
 REGISTER OF ROYAL AUSTRALIAN
 INSTITUTE OF ARCHITECTS

43 .
 44 .
 45 .
 46 .
 47 .
 48 PHOTOS FILE DATE
 49 . 6F.34 2.82
 50 . 5F.30 2.82
 51 .
 52 PLAN: MELWAYS



Property key 108105

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 178-182 QUEEN 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

15.15

TITLE

VOL

FOL

STYLE

PERIOD

Edwardian
 Early Victorian
 Victorian
 Inter War
 Post War

CONSTRUCTION DATE

1958-60

SOURCE

MATERIALS
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE HAS BEEN ALTERED verandah structure interior wall and structure
upainted element upainted decorative or colour retains evidence of early colours or finishes intact shop front posts supported shop verandah vitrification standard design of element rendered surfaces

- RANDOM STONEWORK AS 'FEATURE WALL' REFLECTION OF F.L. WRIGHT'S CONTINUED NATURAL MATERIALS USE.

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
	SUNSHADING REMOVED	0				

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

OTHER COMMENTS

- VISUAL SUNSHADING ASSESS. COOPER 25/11/85

Property Key 108072

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 294-308 QUEEN ST

BUILDING TITLE

TYPE HOUSE
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No 806

AHC

NOTABLE

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

NEG FILE

19-18

TITLE

VOL

FOL

STYLE

PERIOD

Edwardian

Early Victorian

Inter War

Victorian

Post War

CONSTRUCTION DATE

1859

SOURCE

Bl, p. 20; PA 480

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

undisturbed
masonry
render

undisturbed
decorative
brickwork

retains evidence
of early colours
or finishes

intact
shop
front

undisturbed
decoration

undisturbed
structural
elements

elaborate join standards
evidence of former
rendered surfaces

Interior
recommended for
inspection.

INTEGRITY

Good

Nos

Fair

Nos

Poor

Nos

CONDITION

Good

Nos

Fair

Nos

Poor

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

COLOURS

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

OTHER COMMENTS

PA 1120 (S.7.5a) (O) JOHN T. SMITH. A - (J.M.) RADDIA 101 A HISTORICAL CHANGE QUEEN ST

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

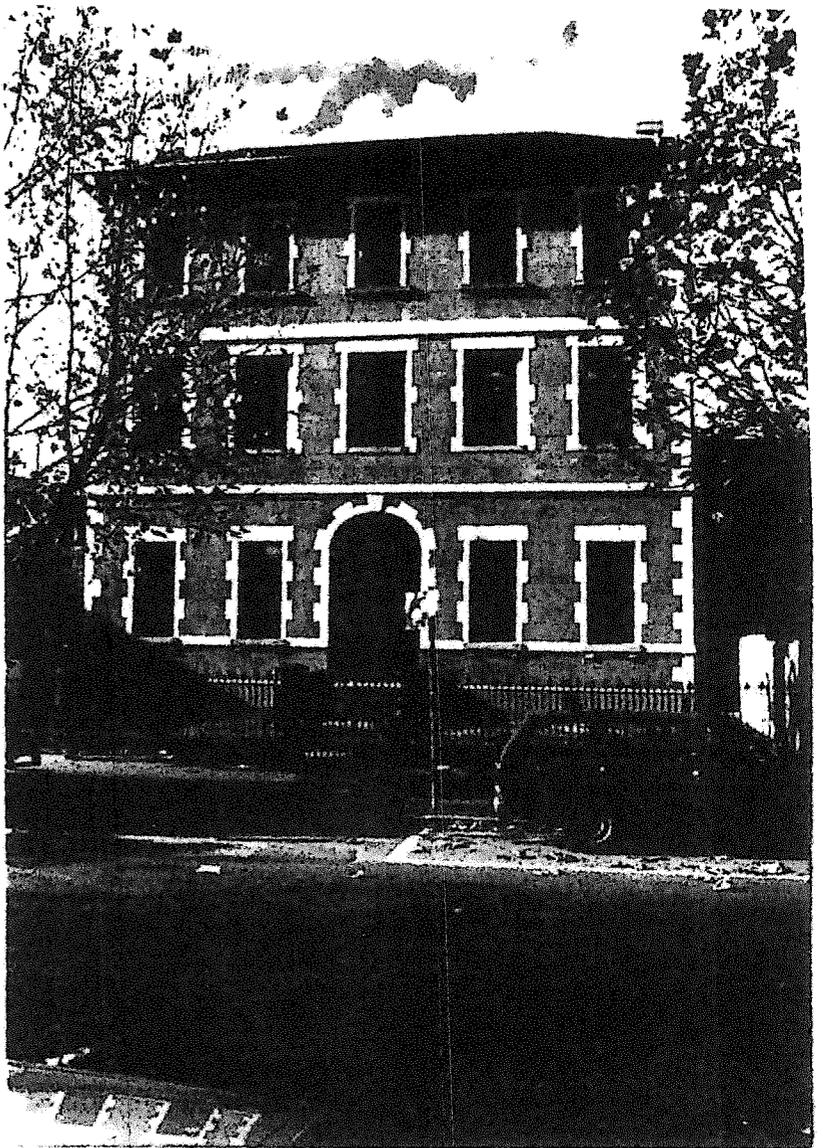
REASONS FOR SPECIFICATION

REGISTERED BUILDING: HBR ___
GBR X
HER 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 X TRUST CITATION X
CITATION X HBPC STUDIES X
STUDIES X

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 city.

Property Key 108090

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS (343-51 LATROBE ST) 320-326 QUEEN ST

BUILDING TITLE CELTIC CLUB, FORMER WEST BOVRKE CLUB 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 2-30, 31

TITLE

VOL FOL

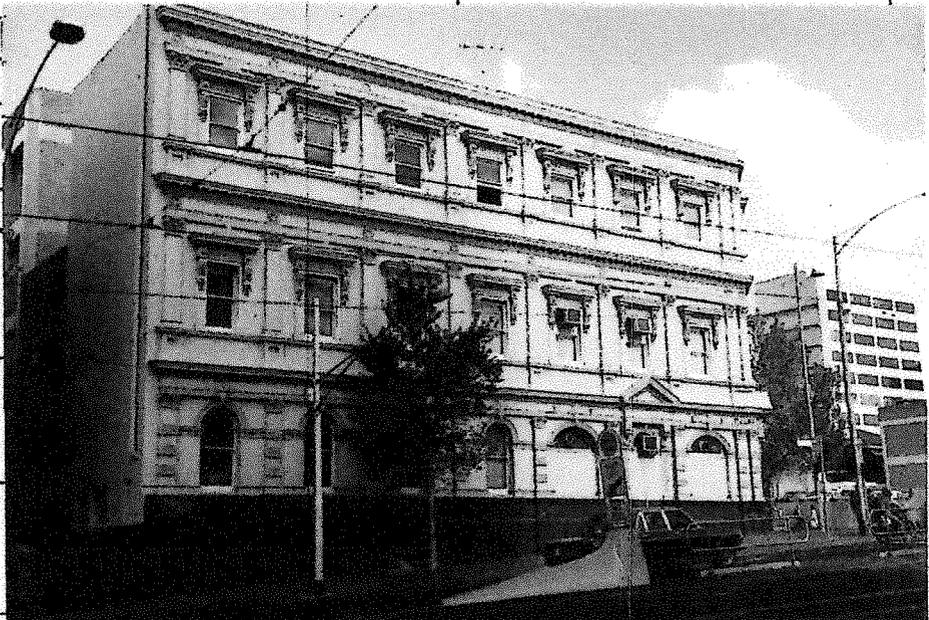
STYLE

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE

1887
SOURCE (B1) P. 85

MATERIALS WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

Features that have been altered: facade, verandah decoration, verandah r/c and structure
 unpainted plaster, unpainted decorative or artwork, retains evidence of early colours or finishes, intact shop front, post supported shop verandah, elaborate/high standard design of cement rendered surfaces

-HOTEL SITE SINCE 1888...

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.		OPENINGS CLOSED IN	0		
			AIR UNITS ADDED	R/S		

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

OTHER COMMENTS CBD STUDY RECOMMENDS...! REGISTRATION DESIRABLE!

Property Key 108016

MELBOURNE CITY COUNCIL

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

BUILDING ADDRESS 262-64 QUEEN ST

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 19-17

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 <input type="checkbox"/>	unpainted decorative brickwork <input type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	fairly <input type="checkbox"/>	under-sh decoration <input type="checkbox"/>	interior and exterior <input type="checkbox"/>
contact shop front <input type="checkbox"/>	door supported shop veranda <input type="checkbox"/>	elaborate high standard section of masonry rendered surfaces <input type="checkbox"/>			

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
	<u>WINDOWS REGLAZED</u>	<u>0</u>	<u>CATNOPIA NEW</u>	<u>R/S</u>	<u>(SMILLION, DUTCH HOOD)</u>	
	<u>4 ROUND LEVEL REBUILT</u>					

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

OTHER COMMENTS _____

Property key 108143

MELBOURNE CITY COUNCIL

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS 1-3 RANKINS LANE.

BUILDING TITLE TYPE FACTORY
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 27.10

TITLE

VOL FOL

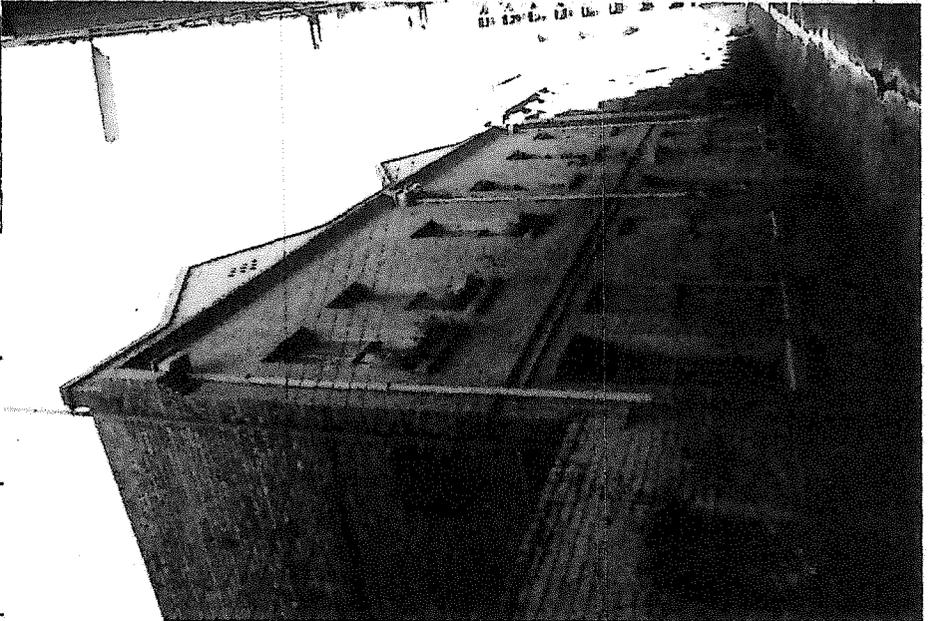
STYLE

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE

SOURCE

MATERIALS WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED
 undisturbed roof and render undisturbed decorative st. work evidence of early colours or finishes "brick" shop front verandah decoration door supported shop verandah verandah, etc. and structure elaborate/high standard design of remaining 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
			BRICKS PAINTED		KLAM	

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

OTHER COMMENTS

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 S 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 _____

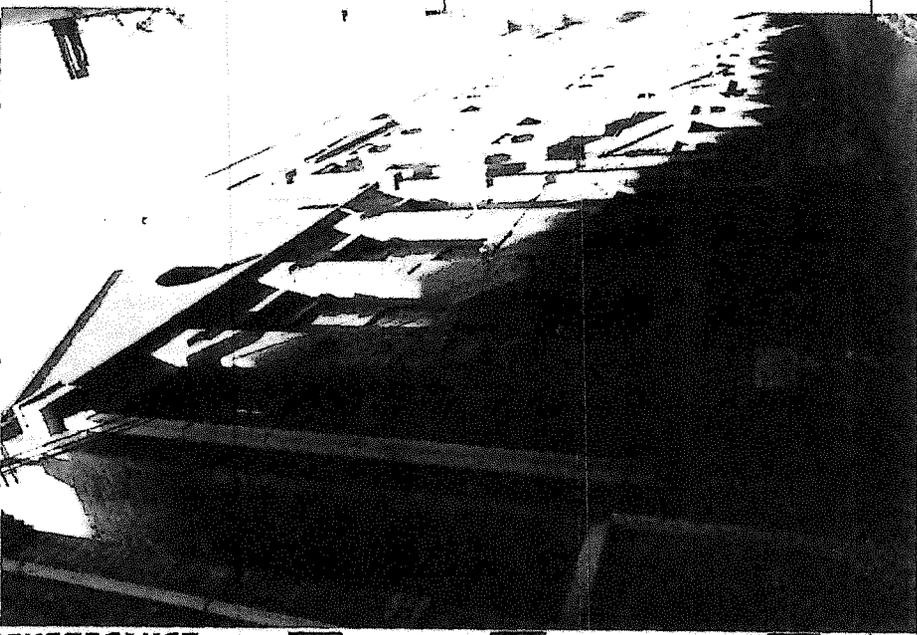
STYLE

PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE

SOURCE _____

MATERIALS
WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES MAY HAVE BEEN ALTERED

unaltered present render <input type="checkbox"/>	unaltered decorative of cement <input type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	original shop front <input type="checkbox"/>	original sign-ification <input type="checkbox"/>	original s.e. and s.w. side <input type="checkbox"/>
interior recommended for inspection <input type="checkbox"/>			original shop front <input type="checkbox"/>	post-submitted shop retained <input type="checkbox"/>	elaboration/standards design of render (rendered surfaces) <input type="checkbox"/>

INTEGRITY Good <input checked="" 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

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

OTHER COMMENTS _____

**CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM**

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS **13 SOMERSET PL**

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

30.6

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 recent render

unpainted decorative brickwork

retains evidence of early colours or finishes

intact shop front

post supported shop verandah

elaborate/high standard design of masonry rendered surfaces

verandah decoration

verandah eave and structure

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

LIGHT ADDED

R/S

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

OTHER COMMENTS

CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS **15 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

36.6

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 YET ALTERED

unpainted
verandah
railing

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

-LOADING DOORS, CATHEAD

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

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
			BRICKS PAINTED		RAM.	
			OPENING DETAILS			
			NEW		D/S	

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

OTHER COMMENTS

11/10/19 Aug 1988

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

BUILDING ADDRESS *29-31 SOMERSET PLACE*

BUILDING TITLE _____ TYPE *W'HOUSES*
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 <input type="checkbox"/>	unpainted decorative brickwork <input checked="" type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	verandah decoration <input type="checkbox"/>	verandah roof 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"/>		

- CATHEADS, PULLOYS

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
	<i>DRAWINGS REFITTED!</i>					

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

OTHER COMMENTS _____

**CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM**

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS — **WARBURTON LANE.**

BUILDING TITLE _____ TYPE **FACTORY, 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 **37.13**
TITLE _____
VOL _____ FOL _____

STYLE
PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War

CONSTRUCTION DATE _____
SOURCE _____

MATERIALS
WHERE NOT APPARENT _____



NOTABLE FEATURES/SIGNIFICANCE

* FEATURES NOT HAVE BEEN ALTERED

unpainted cement render unpainted decorative brickwork retains evidence of early colours or finishes intact shop front verandah decoration post supported shop verandah elaborate/high standard design of cement rendered surfaces masonry lint and structure

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
			PUMBLING INTRUSIVE RIS			
			BRICKS PART PAINTED KAM			

OTHER COMMENTS _____

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

**CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM**

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS **10 WARBURTON 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

37.12

TITLE

VOL

FOL

STYLE

PERIOD

Edwardian

Early Victorian

Inter War

Victorian

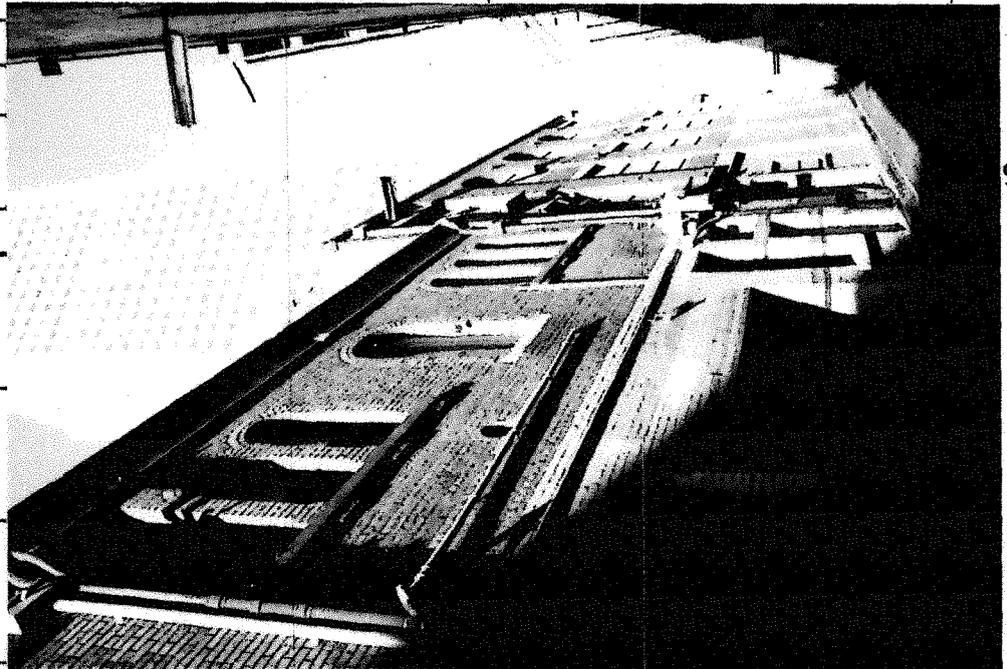
Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE HAS BEEN ALTERED

unpainted
cement
render

unpainted
decorative
br. work

retains evidence
of early colours
or finishes

intact
shop
front

post
supported
shop veranda

elaboration standard
design of cement
rendered surfaces

veranda
decoration

veranda
and structure

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
			5 WALLS PAINTED		RAM	
			2 PERVIOUS ALTER'D		D/S (GRAND)	

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

OTHER COMMENTS

**CENTRAL ACTIVITIES DISTRICT CONS. STUDY
BUILDING IDENTIFICATION FORM**

GRAEME BUTLER,
Architect,
Arch. Historian
Urban Designer 1985

BUILDING ADDRESS **127 WARBURTON CRT**

BUILDING TITLE _____ TYPE **W'HOUSE, FACTORY!**
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 **37.12**
TITLE _____
VOL _____ FOL _____
STYLE _____
PERIOD Edwardian
 Early Victorian Inter War
 Victorian Post War
CONSTRUCTION DATE _____
SOURCE _____
MATERIALS WHERE NOT APPARENT _____

SEE 10

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 cement render unpainted decorative brickwork retains evidence of early colours or finishes intact shop front verandah decoration porch supported shop verandah original cast and structure 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
			OPENINGS ALTERED	0/S		

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

OTHER COMMENTS _____