

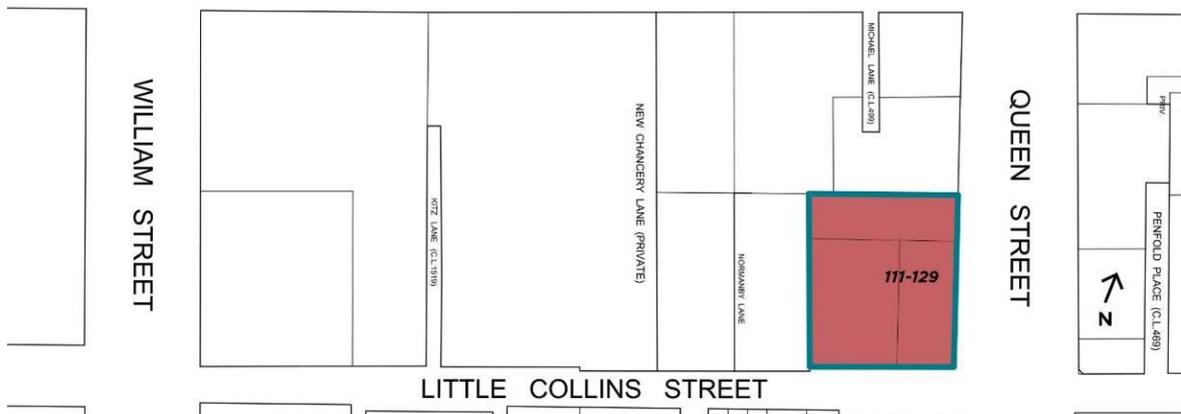
SITE NAME Former Royal Automobile Club of Victoria

STREET ADDRESS 111-129 Queen Street, Melbourne

PROPERTY ID 108068



BOURKE STREET



SURVEY DATE: May 2017

SURVEY BY: Context

HERITAGE INVENTORY	NA	EXISTING HERITAGE OVERLAY	Yes – interim controls HO1068
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Bates Smart McCutcheon	FORMER GRADE	C
		BUILDER:	Lewis Construction Co.
DEVELOPMENT PERIOD:	Postwar Period (1945-1965)	DATE OF CREATION / MAJOR CONSTRUCTION:	1959-1961

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review Vols. 3 & 4 June 2016) have therefore not been identified here
POSTWAR THEMES	DOMINANT SUB-THEMES
1 Shaping the urban landscape	1.8 Expressing an architectural style 1.9 Beyond the curtain wall
8 Enjoying the city	8.3 Entertainment and socialising

LAND USE

THEMATIC MAPPING AND LAND USE	
1890s	Chambers, services, factories and workshops
1920s	Chambers, services, factories and workshops
1960s	Motor and service stations, club

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map

SUMMARY

The former Royal Automobile Club of Victoria (RACV) at 111-129 Queen Street constructed in 1961 by Bates Smart McCutcheon, was the headquarters of the large and influential RACV, formed as a social club and becoming important advocates for the rights of Victorian motorists .

CONTEXTUAL HISTORY

The period from 1945 to 1975 was one of radical transformation for Melbourne; from the low-rise city that still reflected its colonial origins to a bustling international centre of commerce and culture. The surviving buildings from this period are evidence of the evolving economic and social conditions in Melbourne at the time and demonstrate the city's transition from its nineteenth century manufacturing origins to its current banking, office and service industry focus. These buildings reflect the increasing commercial and cultural role of Melbourne in the international context of globalisation and postwar optimism as well as a radically altered economic environment which saw an influx of foreign capital and ideas. Collectively, these buildings represent a transformative period in the life of the city; a period that is categorised by significant change, growth and evolution across all aspects of life – social, political, economic and cultural.

Expressing an architectural style in the postwar period

Multi-storey commercial buildings made a significant contribution to postwar Melbourne, particularly from the late 1950s to the mid-1970s. With the resumption of building construction in the 1950s after the hiatus of World War II, the advent of curtain wall construction – enabling the application of a non-load bearing skin to the face of a building – radically altered the appearance of the modern city commercial building.

Constructed predominantly for the financial and business sectors, there was an eagerness amongst clients to establish a dominant city presence and to project a modern, progressive and prestigious approach to commercial building design. The resulting Post-War Modernist style of multi-storey buildings, influenced particularly by steel and glass office tower design in the United States, were in stark contrast to the pre-war city buildings in central Melbourne and presented architects of the day with a completely new design challenge.

Thirty major city buildings were completed in Melbourne in four years alone from 1955 to 1958 and 22 were office buildings within, or on the fringes of, the CBD (Saunders 1959:91). Largely influenced by the American skyscraper, the earliest office buildings of the 1950s utilised innovative curtain walling, formed from continuous metal-framing filled principally with glass. The curtain wall is described by Miles Lewis as 'essentially a continuous, non-bearing skin on the face of a building' and is one of the 'leitmotifs of modernism, both in Australia and overseas' (Lewis 2012:185). The curtain walled 'glass box' aesthetic was embraced by the local architects, and many buildings followed to the extent that high-rise office buildings with curtain walling became a defining characteristic of the new buildings in the latter half of the 1950s (NTAV 2014:5-6).

Amongst the first curtain walled buildings to be constructed in Melbourne was the 13-storey glass-fronted Gilbert Court at 100 Collins Street (J A La Gerche 1954-56), which was built to the height limit of 132 feet (40m), and – perhaps the most influential – the free-standing ICI House, 1 Nicholson Street (Bates Smart & McCutcheon 1955-58). Located on the outskirts of the Hoddle Grid, ICI House was clad on all four facades with glass curtain walling and exceeded the well-established maximum building height within the Hoddle Grid. Large numbers of similarly designed city commercial buildings followed, often displaying bold horizontal contrast between alternating rows of glazing and coloured spandrels.

Beyond the curtain wall

The dominant glass box design of the late 1950s was challenged in the 1960s as the shortcomings of the fully glazed curtain wall became apparent – in particular its poor thermal performance – and new technologies became available. Advances in concrete technology, including the development of precast concrete, impacted greatly on both the appearance and structure of the commercial tower form from the 1960s onwards.

By the mid-1960s, architects were experimenting with a range of solid cladding materials for tower buildings including precast concrete, stone, reconstituted stone, tile and brick, as well as various metals for cladding, screening and detailing. A number of buildings continued to adopt true curtain wall construction; however, a different aesthetic was created by the use of solid external cladding in place of the typically glazed spandrels of the 1950s. This aesthetic is evident in a number of existing buildings in the city centre including the Guardian Building at 454-456 Collins Street (1960-61), with its stone-faced precast concrete panelled facades.

Concrete advances saw an increase in the use of reinforced column and slab construction in 1960s multi-storey building design, however concrete-encased steelwork also continued to be used. Some buildings incorporated structural elements in their main facades (for example load-bearing precast concrete panels or structural mullions) so were therefore not of true curtain wall construction. The structural nature of these facades was not necessarily apparent to the observer and the buildings continued to display the well-established repetitive characteristics of the true curtain wall façade, such as at Australia-Netherlands House, 468-478 Collins Street, designed by Peddle Thorp & Walker in association with Meldrum & Partners (c1968-70).

A broad range of design approaches became apparent in multi-storey commercial buildings of the 1960s and early 1970s. The horizontality of curtain walling was often balanced by the addition of vertical elements such as façade columns, strips or fins, which introduced textural patterns and visual strength to the facades of a number of buildings. Other multi-storey towers clearly expressed their structure externally with grid-like facades which clearly reflected the internal trabeated structural system. Sun screening provided additional patterning to facades, either as a repetitive decorative motif across the façade, as an expression of the window frames (such as at Royal Mail House, 253-267 Bourke Street designed by D Graeme Lumsden, 1961-63), in the form of balconies (as at the Melbourne Office of the Commercial Banking Company of Sydney building, 251-257 Collins Street, 1971-73), or occasionally as an entire screen attached to the exterior face of the building.

Buildings also varied with towers set within plazas or on dominant podiums. The State Savings Bank of Victoria at 45-63 Swanston Street, designed by Buchan Laird & Buchan (c1974), is one example of a building constructed with a dominant podium. Buildings were sometimes set back from the street line behind public plazas – a strategy adopted to gain council approval for additional building height and evident in the Bates Smart McCutcheon designed Commonwealth Banking Corporation Building at 359-373 Collins Street (c1972-1975) – while others were built within larger plaza spaces, such as the AMP Tower & St James Building Complex (1965-69), designed by US-based firm Skidmore Owings & Merrill (SOM).

Entertainment and socialising

The retail and entertainment precincts in Melbourne, which emerged in the early 1960s, were largely protected from consolidation and redevelopment due to lower plot ratio controls and difficulty in consolidating a sufficient number of properties to achieve a legitimate tower form. The level of

redevelopment in these precincts is more modest, with fine grained, smaller sized allotments along with valued heritage fabric. During this phase, conservation of heritage buildings was not yet an intentional pursuit, but rather a residual effect of the prevailing logic of the planning system (CoM 2016:5-7).

Higher disposable income, more leisure time, and larger metropolitan populations created an increase in entertainment and tourism industries in every Australian capital city. According to Marsden, only the office and finance sector has had more impact on the physical expansion and alteration of existing places, especially in central Sydney and Melbourne. Even though increased suburbanisation from the 1950s led to the closure of entertainment venues and theatres in Melbourne's city centre, other venues opened. In 1970, for example, Hoyts Cinema Centre in Bourke Street opened the first multi-cinema complex in Australia.

Clubs have also historically been an important part of city life. The Lyceum Club for women built new premises at 2-18 Ridgway Place in 1959 while new clubrooms for the RACV Club were built at 123 Queen Street in 1961. Such places provided patrons with a space in the city to meet, network and promote cultural activities.

Promoting tourism

The city's role in tourism declined with the increased popularity and ownership of the motor car. But this development saw the establishment of the RACV in 1918, which provided services to motoring tourists. Melbourne was promoted as a tourist destination in the 1920s and 1930s with the aid of appealing advertisements. The staging of the 1956 Olympic Games in Melbourne gave the city a major boost as an international tourist destination and won for Melbourne the reputation as the 'friendly city' (Context, 2011:74).

SITE HISTORY

Thomas D Weatherley is recorded as an early owner of the site on which the RACV Club is located (Crown Record Plan). Land use in the nineteenth century included Bank Chambers, a factory and Melbourne Chambers (MMBW, 1895).

The RACV Club was formed as the Automobile Club of Victoria in 1903 and was intended as a social club for car and motorcycle owners to enjoy motor sports and touring (RACV 2018). Its first car rally was held at Aspendale Park Racecourse in 1904. In 1916, it received the approval of His Majesty the King to prefix the title 'Royal' to its name. Since that time, it has been a major promoter of motoring and tourism in the State, creating opportunities for its members to engage with 'motoring' as a leisure activity. The first Club premises were on Collins Street, Melbourne.

'The first Club premises were three rooms rented from the Reform Club, at 243 Collins Street, including a billiard room, reading room and luncheon room/bar. By 1908, increasing membership led to a move to the larger Equitable Building at 91 Elizabeth Street. With female members welcomed to the Club the following year, an afternoon tea room and ladies' lounge were added.'

Before the subject site was built, the Club were based at a different, purpose-built location on Queen Street:

'The Club built its own headquarters at 94 Queen Street in 1925, including a fine dining room and even its own hairdresser. Key post-war developments included the 1952 country

club at Healesville, complete with extensive sporting facilities, and new headquarters at 111-129 Queen Street, which the Club moved to in 1961' (RACV 2018)

In 1939, the Council of the RACV Club purchased a building on the corner of Queen and Little Collins Streets with a view to its demolition and the construction of new clubrooms to replace its existing premises at 94-96 Queen Street. The RACV council invited the firm of Bates Smart McCutcheon to carry out an extensive survey of the site and the needs of the growing organisation. Their comprehensive report led to the decision to build, and the Australian Temperance and General Mutual Life Assurance Society Ltd agreed to advance a loan for the construction. The existing building was demolished and the foundation stone laid by Sir Dallas Brooks, Chief Patron of the RACV, on 30 October 1959. The RACV Club building was erected between 1959-61 for use by members of the Royal Automobile Club of Victoria. It was constructed by Lewis Construction Co to designs by Bates Smart McCutcheon.

Believed to be the first building in Melbourne to employ the fast track or staged approach to design and construction, the massive structure was completed in 1961 and incorporated both an office and a club building each serviced by separate entries and lifts to meet the strict liquor licensing requirements. The RACV Club offered accommodation, bars, billiard rooms, lounges and dining facilities for members all accessible directly from the basement car park or via a well-appointed lobby. Then regarded as a quiet tree-lined street, the architects provided a first-floor terrace to overlook the sylvan scene in Queen Street; balconies like this being now an uncommon element in the City of Melbourne. The terrace led from the dining and lounge areas and offered 'a beautiful summer rendezvous before lunch or for after dinner coffee'. Although a romantic concept that may not have lived up to its promise, the internal courtyard and flexible spaces of the lounge and dining areas, were thought to be new to Melbourne at the time. The club manager JJ Kelleher had toured overseas to ensure that the best ideas in bedroom comfort and food presentation went into the plans.

The building was opened on 11 March 1961, with the claim that it achieved a new accommodation standard for Melbourne. The opening speech was made by Sir Charles Lowe, the club administrator, in front of delegates from English, Scottish, American, Canadian and New Zealand automobile associations. Some 200 staff were hired to serve the new expanded facilities in all departments of the club, such that by 1970 the club employed over 1000 people to support its 500,000 members.

In 2007 the RACV moved their city club and office premises to 501 Bourke Street. The subject site has since been refurbished into a hotel, restaurants and bars.



Figure 1. RACV Club, 111-129 Queen Street constructed 1961. (Source: Sievers 1961, SLV [copyright](#))

Bates Smart McCutcheon, architects

Bates Smart McCutcheon was formed in 1926 when Sir Osborne McCutcheon joined in partnership with E. A. Bates and C.P. Smart of Bates Smart. BSM had grown out of the notable practice, Reed & Barnes. During the 1950s BSM became Australia's expert in high rise office towers, largely through patronage by MLC, a leading client who employed BSM to produce headquarters in capital cities around Australia. The firm's office buildings shifted from glazed curtain wall to facades of artificial stone or pre-fabricated concrete panels. The firm continues as Bates Smart and has had many collaborations with international architects such as Skidmore Owings and Merrill (USA) and I.M. Pei (also USA). The work of BSM spans all types of commercial and institutional buildings and is firmly based in the various aspects of Modernism (Goad & Willis, 2012:73)

COMMUNITY CONNECTIONS

The RACV Club is one of several important social clubs in the central city, located in the financial district and having a largely professional membership, with strong connections to Melbourne's social elite. The facilities were designed to enable members to socialise together, meet with colleagues, hold informal and formal business meetings, and attend talks and functions. Government awards and announcements were held here, and a wide variety of organisations used the RACV Club premises for seminars and lectures.

As a membership-based organisation the RACV Club attracts a loyal following. Members used the club premises for important personal, family and business celebrations such as weddings,

anniversaries and announcements. The RACV Club also supported interest groups such as the Tripe Club and pennant grade snooker.

Oral history interviews with Club members, staff and RACV Board prior to the move to the new premises in Bourke Street reveal a strong sense of attachment to the Club premises. After the move, members expressed concern that their former club was being used as a night club, seeing this as a desecration of a space they felt strongly connected to.

The RACV Club also demonstrates the social conscience of the Board and Staff with initiatives such as establishing a hospitality training partnership with Holmesglen TAFE in 1996, the first of its kind, and offering employment to two of the twenty students at the program's conclusion (The Age, 24 January 1996, p. 24). Another initiative was enabling social charity the One Umbrella group to use the kitchen at the RACV Club to make 1000 pies each week, almost all with rescued food and distributed to groups such as Open Family, Anglicare and the Salvation Army (The Age 7 April 2002, p. 12).

SITE DESCRIPTION

The former RACV Club at 111-129 Queen Street comprises a three-storey transparent cantilevered podium, clad in elegant aluminium framed glass, and polished black granite and with its own canopy, surmounted by a 15-storey manganese brick clad tower free-standing on three sides. Although the building was not unduly tall by local standards, the façade width and floor plan were exceptionally large and provided for a typical floor area of almost 20,000m² at a time when half that figure was regarded as a good-sized area for city office use. The tower is distinguished by a rigidly regular arrangement of formerly brass-framed windows (now with white painted reveals) repeated at each floor level. This arrangement echoes the adjoining Perpetual Trustees Building at 100-104 Queen Street.

The elevated masonry-clad block rests on stilts above the podium as discrete and well formulated massing, the columns being visible as they pass through the podium on the south side. Not easily seen from ground level, the roof over the tower block has a butterfly form that floats above the façade which, combined with the glazed podium, gives the lightness and clarity of purpose sought by Modernist designers. The first-floor level has an undercroft that houses shops and has two exposed entry stairs ascending from the ground to first floor. River stones fill the paving strip between footpath asphalt and shopfront entry. On the south side a 'hit and miss' upper-level brick screen masks services, as a textured foil to the other all-glass cladding. The basement was equipped with a car lift and the entry foyer is multi-level. Externally, the building survives largely in its original form. The RACV Club has moved to a new site in Bourke Street.

INTEGRITY

The RACV Club was refurbished internally in 2007 with the addition of retail shops to the ground floor by filling in the undercroft, a conversion to hotel accommodation, restaurants and bars. The refurbishment works were carried out in stages over twelve months in 2007. Above the first-floor level the building has retained its integrity.

COMPARATIVE ANALYSIS

The RACV Club building exemplifies a departure from the glass curtain wall of the 1950s to a brick-cladding over a concrete frame for the tower component. Notwithstanding the necessarily

standardised and repetitive nature of the construction system, there was still scope for individuality and aesthetic effect. This was generally expressed through a variety of design techniques at ground and first floor levels, sometimes incorporating double height spaces, mezzanine levels, shopfronts and sometimes cantilevered glazed features. Earlier versions of this type include Essington Lewis House at 500 Bourke Street (Meldrum & Noad, 1958-59; Dem.1970s) with its façade of dressed Stawell freestone, and the premises of the Electrolytic Zinc Company at 390 Lonsdale Street (Stephenson & Turner, 1959, altered) which used pre-cast concrete units in a fashion that would be widely imitated over the next decade.

There are a number of buildings within the Hoddle Grid in the City of Melbourne which were constructed in the same period and display similar characteristics to the RACV Club building. These are detailed below.

State-significant places

A small number of 1960s to mid 1970s buildings in the Hoddle Grid within the City of Melbourne have been assessed as being of State-level significance and are included in the Victorian Heritage Register (VHR). These include:

- Total House, 170-90 Russell Street (Bogle & Banfield 1964-65; VHR H2329 & HO1095)
- Former Hoyts Cinema Centre, 134-44 Bourke Street (Peter Muller 1966-69)
- Victorian Government Offices, Treasury Reserve Precinct (Yuncken Freeman 1967-68 – outside the Hoddle Grid)
- Eagle House, 473 Bourke Street (Yuncken Freeman 1971-72; VHR H1807 & HO901)
- BHP House, 130-148 William Street (Yuncken Freeman 1969-72; VHR H1699 & HO767).

Locally-significant places

As only a piece-meal evaluation of postwar buildings within the Hoddle Grid in the City of Melbourne has previously occurred, few buildings from this period are currently included in the Heritage Overlay of the Melbourne Planning Scheme on a permanent basis. Those that are, are generally currently included within Heritage Precincts but are recommended for inclusion in the Heritage Overlay as Individual Heritage Places, as follows:

Precinct Heritage Overlay



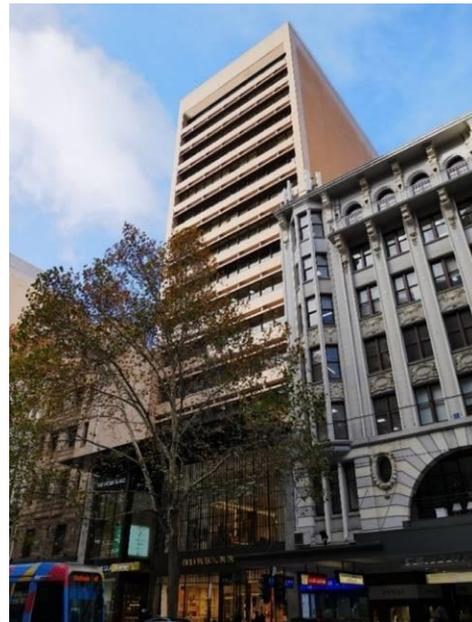
Former Reserve Bank of Australia, 56-64 Collins Street (Commonwealth Department of Works, 1964-66) included in HO504 Collins East Precinct as a Contributory place.



Former State Savings Bank of Victoria, 45-63 Swanston Street, (Buchan Laird & Buchan, 1974) included in HO505 Flinders Gate Precinct (Non-contributory).



Wales Corner, 221-231 Collins Street (Stephenson & Turner, 1964-66) included in HO502 The Block Precinct (fronting Collins Street) & HO506 (fronting Swanston Street) Collins East Precinct as a Contributory place.



Former Commercial Banking Company of Sydney Building, 251-257 Collins Street, (Bates Smart & McCutcheon, 1974-73) included in HO502 The Block Precinct (fronting Collins Street) & HO506 (fronting Flinders Lane) (Non-contributory).

One individual heritage place recently included in a site-specific Heritage Overlay on a permanent basis is the Scottish Amicable Building, 128-146 Queen Street (Yuncken Freeman, 1966) (HO1213):



Scottish Amicable Building, 128-146 Queen Street

Other examples

Despite the demolition of many 1960s and 1970s multi-storey commercial buildings in the City of Melbourne, a number of fine and highly representative examples of this building type that are not currently included in the Heritage Overlay on a permanent basis have been retained with sufficient integrity to demonstrate this class of place. These buildings clearly illustrate the advancement of construction techniques from the 1960s through to the mid 1970s and demonstrate the broad range of design approaches of the period. The podiums of the majority of these places have been modified at street level. Examples include:



Office Building, 178-188 William Street (McIntyre McIntyre & Partners, 1972-73)



Former Australia Pacific House, 136-144 Exhibition Street (McIntyre McIntyre & Partners, 1975-78)



Royal Insurance Group Building, 430-442 Collins Street, (Yuncken Freeman, 1965) (Interim HO1010)



Office Building, 516-520 Collins Street (architect unknown, c1974)



Former Guardian Building, 454-456 Collins Street (Bates Smart & McCutcheon, 1960-61)



Former South British Insurance Company Ltd Building, 155-161 Queen Street (Bates Smart & McCutcheon, 1961-62)



Former State Savings Bank, 258-264 Little Bourke Street (Meldrum & Partners, 1961)



MLA Building, 308-336 Collins Street (Stephenson & Turner, 1963)



Royal Mail House, 255-267 Bourke Street (D Graeme Lumsden, 1963)



Former Sleigh Corner Building, 158-164 Queen Street (Bates Smart & McCutcheon, 1964)



The Former Houston Building, 184-192 Queen Street (E & G Kolle & Associates, 1965)



AMP Tower and St James Building Complex, 527-555 Bourke Street (Skidmore Owings & Merrill in association with Bates Smart & McCutcheon, 1965-69)



Former Dalgety House, 457-471 Bourke Street (Peddle Thorp & Walker, 1966-68)



Former State Saving Bank of Victoria, 233-243 Queen Street (Godfrey & Spowers, Hughes Mewton and Lobb, 1967-68)



Former Legal & General House, 375-383 Collins Street (B Evans, Murphy, Berg & Hocking, 1967)



Former AMP Building, 344-350 Collins Street (Godfrey & Spowers, Hughes Mewton and Lobb, 1966-68)



Equitable House, 335-349 Little Collins Street (unknown architect, 1968)



Former Australia-Netherlands House, 468-478 Collins Street (Meldrum & Partners with Peddle Thorp Walker, 1968-70)



Former Methodist Church Centre, 130-134 Little Collins Street (Bates Smart & McCutcheon, 1966-67)



Cowan House, 457-469 Little Collins Street (E & G Kolle, 1969)



Lonsdale Exchange, 447-553 Lonsdale Street
(Commonwealth Department of Works, 1969)



Former Dillingham Estates House, 114-128 William Street
(Yuncken Freeman, 1976) (Interim HO1180)



Former Bryson Centre, 174-192 Exhibition Street
(Perrot Lyon Timlock & Kesa, 1970-72)



Former Commonwealth Banking Corporation Building,
359-373 Collins Street (Bates Smart & McCutcheon,
c1972-75)



Nubrick House, 269-275 William Street (Buchan
Laird & Buchan, 1972)



Former Law Department Building, 221-231 Queen Street
(Fischer Group, 1972)



Former National Bank of Australasia Stock Exchange Branch, 85-91 Queen Street (Meldrum & Partners, 1973)



Former MLC Building, 303-317 Collins Street (Demaine, Russell, Trundle, Armstrong & Orton, c1970-1973)



Office Building, 589-603 Bourke Street (Peddle Thorp de Preu, 1973-75)

The RACV Club may also be compared to the Lyceum Club and Hosie's Hotel in terms of use and typology (hotels and recreation). Both these buildings were also constructed in the same period and are modernist in design.

The below images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

Lyceum Club, 2-18 Ridgway Place (Interim HO1285)

2-18 Ridgway Place was designed in 1959 by architect Ellison Harvie for the Lyceum Club, the largest and most important club for professional women in Victoria. This modernist building is characterised by its floating first floor form and aesthetic expression of structural and building elements.



Figure 2. Lyceum Club, 2-18 Ridgway Place constructed 1959.

Hosie's Hotel 1-5 Elizabeth Street, 1956 (HO505 Flinders Gate Precinct, VHR H2094 mural only)

Hosie's Hotel is an exemplar building of precast concrete. Designed in the European manner and built for Melbourne's Olympic Games it was one of the first modern hotels to be built in central Melbourne (Flinders Gate Precinct HO505, exterior mural by Richard Beck H2094, HO938 mural only). It is also included on the RAI A Twentieth Century Buildings Register.



Figure 3. 1-5 Elizabeth Street constructed 1956.

Analysis

The RACV Club, like the Lyceum Club demonstrates an assured composition that expresses the function of a members' club. This is still evident despite having undergone alterations. The RACV Club's is a relatively early example of the return to the use of masonry for towers that was pioneered by Bates Smart McCutcheon in the early 1960s. Whilst having been altered at the ground and podium levels, it has survived relatively intact above this level.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
✓	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
✓	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

OTHER

N/A

REFERENCES

Contextual History references contained within *City of Melbourne Hoddle Grid Heritage Review: Postwar Thematic Environmental History 1945-1975*

The following sources and data were used for this assessment (Graeme Butler, 2011). Note that the citation prepared in 2011 did not provide in text referencing.

General sources

Historic Buildings Preservation Council reports on the Melbourne Central Business District from the 1970s

Melbourne City Council on-line i-Heritage database;

Mahlstedt fire insurance map series held in the State Library of Victoria collection and Melbourne University Archives;

Daily newspaper reports such as 'The Argus';

Australian Architecture Index (AAI), prepared by Professor Miles Lewis and others;

Melbourne City Council building application drawings and files held at Melbourne City Council and the Victorian Public Records Office.

Keith and John Reid, CBD Study Area 7 Historic Buildings Preservation Council, 1976: page 139;

Twentieth Century Architecture Register of Royal Australian Institute of Architects:

MCC Building Permit Applications: March 1973, 43622 \$6,700,000 24 storey office building (followed by many fit-out applications) 1990, 68563 refurbish ground level

RACV Club

<https://www.racv.com.au/about-racv/our-business/our-heritage.html> (accessed 13.6.2018)

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National Trust of Victoria, Australia, 2014, Melbourne's Marvellous Modernism, A Comparative Analysis of Post-War Modern Architecture in Melbourne's CBD, 1955 -1975

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** D

**Central City Heritage
Review 1993** C

**Review of Heritage
overlay listings in the
CBD 2002** D

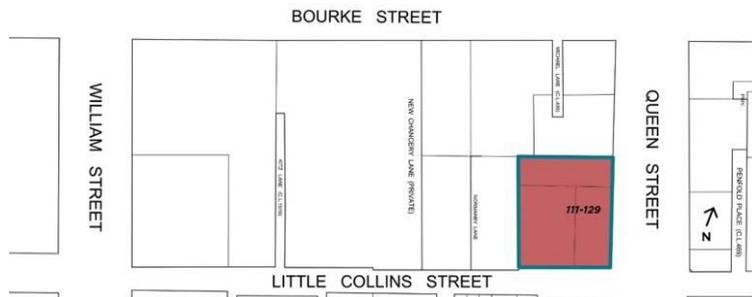
**Central City Heritage
Review 2011** C

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Royal Automobile Club of Victoria



PS ref no: HOXXXX



What is significant?

The former Royal Automobile Club of Victoria building at 111-129 Queen Street, Melbourne, completed in 1961 and designed by Bates Smart McCutcheon.

Elements that contribute to the significance of the place include (but are not limited to):

- The building’s original external form, materials and detailing; and
- The building’s high level of integrity to its original design.

Later alterations, particularly at street level, are not significant.

How it is significant?

The former Royal Automobile Club of Victoria building at 111-129 Queen Street is of historical, representative, aesthetic, social and associative significance to the City of Melbourne.

Why it is significant?

The former Royal Automobile Club of Victoria building is historically significant as the headquarters of the large and influential RACV who were advocates for the rights of motorists, including the spending of significant public money on infrastructure for motorised transport. In the 1950s and 60s the RACV was highly influential in the promotion of tourism in Victoria. (Criterion A)

The former Royal Automobile Club of Victoria building is a fine example of a recreational club in the city centre. Built in 1961, and designed by noted modernist architects Bates Smart McCutcheon, it expresses its function through the glazed lower floors for public use and the masonry-clad residential tower above. In design it is a relatively early example of a modern tower departing from the curtain wall

of the 1950s. Its construction program was purportedly an early example of the fast-track method that enabled construction to commence concurrently with detailed design. (Criterion D)

The former Royal Automobile Club of Victoria building is aesthetically significant for its composition, of which the three-storey transparent cantilevered podium is a notable feature. Despite some alterations that have filled in the undercroft, the podium is still legible. Other attributes of aesthetic value include the main structural columns visible in a recessed glass clerestorey window above the podium and the butterfly roof over the tower block. (Criterion E)

The former Royal Automobile Club of Victoria building is of social significance for its strong and long-standing association with the RACV Club members, staff and board. Designed as a central city meeting place for members, the club facilities served as a place of social congregation for RACV members for more than 45 years. Members used the Club as a place for business and for personal celebrations and events, resulting in a strong and continuing sense of connection to the premises even after the club had moved to its new premises. (Criterion G)

The former Royal Automobile Club of Victoria building is historically significant as the headquarters of the State's premier road lobbyist, as a major tourism promoter, and as a private club serving Melbourne's business, professional and social elite that has hosted many significant political and public events for more than four decades. It has remained a highly influential organisation over several decades with many amongst its wide membership also highly influential within Victorian society. (Criterion H)

Primary source

Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)

