

Statement of Significance: Former Carlton Union Hotels Precinct, 1-31 Lygon Street, Carlton (**August, 2022**)

Heritage Place:	Former Carlton Union Hotels Precinct	PS ref no:	HO64
------------------------	--------------------------------------	-------------------	------



What is significant?

The Carlton Union Hotels Precinct (HO64), 1-31 Lygon Street is significant.

Within the precinct, the significance categories are as follows (Figure 15):

- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant




MELBOURNE PLANNING SCHEME

 Site Boundary

 Significant

 Contributory

 Non-contributory

A Former Dover Hotel at 1-7 Lygon Street

B Shop at 9 Lygon Street

C Former BLF Office, 11 Lygon Street

D Shop at 13-15 Lygon Street

E Former ACTU offices, 17-25 Lygon Street

F John Curtin Hotel, 27 Lygon Street

Figure 15 Significance categories in Carlton Union Hotels Precinct

Source: Nearmap (basemap)

How is it significant?

The Carlton Union Hotels Precinct (HO64) is of historical and aesthetic significance. Within this precinct, the John Curtin Hotel is also of social value.

Why is it significant?

The Carlton Union Hotels Precinct (HO64) is of historical significance (Criterion A). Lygon Street is one of the principal streets of the suburb, and this section at the southern end of Carlton, and on the edge of the CBD, was one of the early parts of the suburb to be developed. The historical mixed use character of the street is typical of development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often co-located. The survival of the two hotel buildings at the northern and southern ends of the precinct, at a relatively short distance apart, is indicative of the historical importance of hotels and the social roles of 'corner pubs' in the suburb. The precinct is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street. Union-related businesses, or businesses attractive to the unions, flourished in this part of Lygon Street, including the two hotels frequented by factions of the union movement, with the 'left' favouring the Dover Hotel and the 'right' the Lygon Hotel, later the John Curtin Hotel. This particular history of the street distinguishes the precinct in the Carlton context and in the context of the broader municipality.

The Carlton Union Hotels Precinct (HO64) is also of aesthetic significance (Criterion E). While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct. Buildings of note include the two-storey shop at 9 Lygon Street, constructed to a design by architect George de Lacey Evans in 1892; and notable for its flamboyant facade illustrating the extravagance of Boom period architecture. The two-storey shop at 13-15 Lygon Street was constructed in 1896 to a design by architects as Reed, Smart & Tappin. It is distinguished by its unusual, often curving, ornament to its rendered façade at ground and first floor levels, with the design suggesting the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s. The John Curtin Hotel, constructed in 1915 to a design by Billing Peck & Kempter, replaced the earlier Lygon Hotel of c. 1859-60. While a competent Arts and Crafts design, the hotel is distinguished by its history including its long association with the trade union and labour movement, emphasised by its renaming as the John Curtin Hotel in c. 1970.

This document is an incorporated document in the Melbourne Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

MELBOURNE PLANNING SCHEME

While no detailed investigation of contemporary social value has been undertaken as part of this assessment, the John Curtin Hotel's enduring association with the labour movement, including the trade union movement and the Australian Labor Party, together with the ongoing hotel operation and more recent use as a live music venue, suggests the hotel is also of social value (Criterion G). The intensity of the John Curtin Hotel's connection to the labour movement is distinctive and of particular note.

Primary source

Carlton Heritage Review (Lovell Chen, 2021)