



Melbourne Planning Scheme

Incorporated Document

Hoddle Grid Heritage Review: Statements of
Significance, September 2018 (Amended April 2020)

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

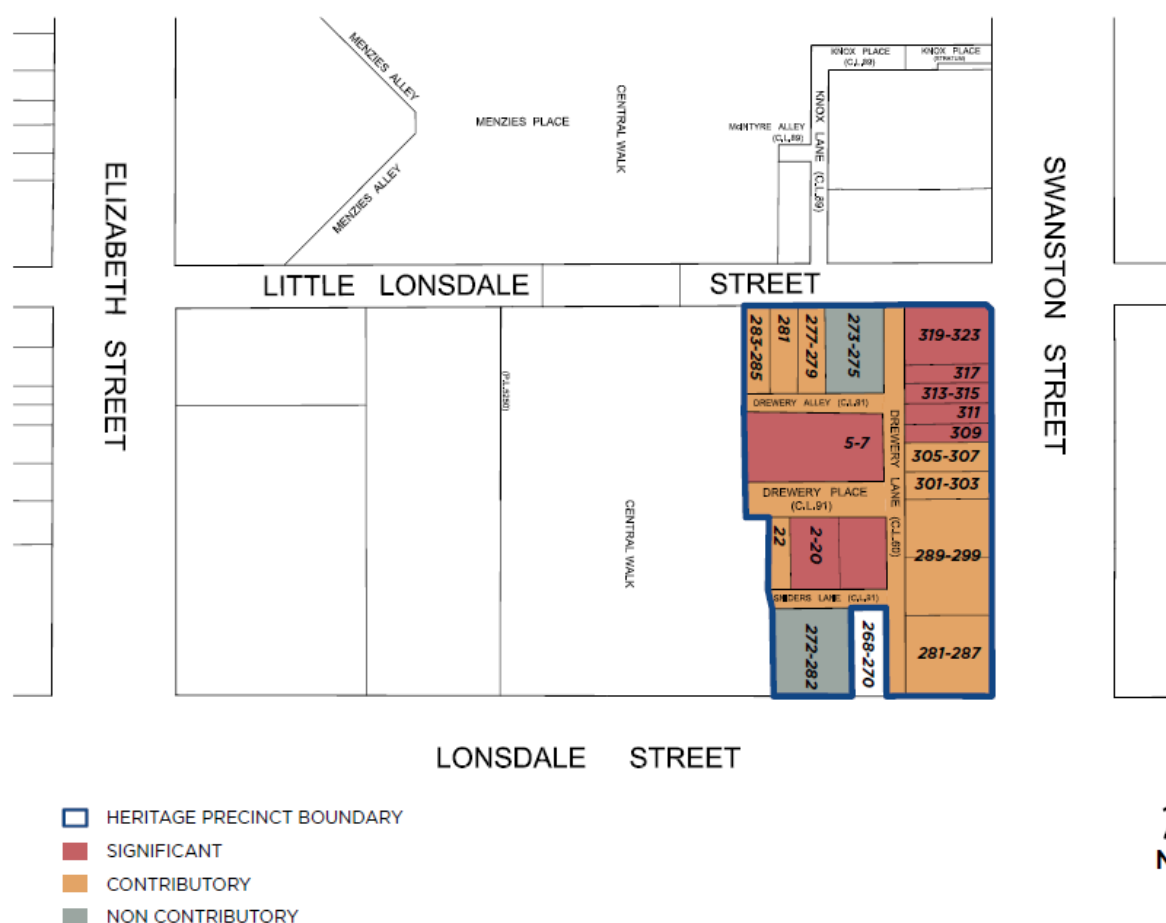
INCORPORATED DOCUMENT – CLAUSE 72.04 SCHEDULE

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Drewery Lane Precinct (HO1290)



Drewery Lane Precinct Map

Statement of Significance

What is Significant

The Drewery Lane Precinct including 272-282 Lonsdale Street, 281-323 Swanston Street, 273-285 Little Lonsdale Street, 2-22 Drewery Place, 5-7 Drewery Lane, Drewery Alley, Drewery Lane, Drewery Place & Sniders Lane is significant. The precinct retains several significant buildings associated with the tobacco industry (some already with HOs) and a relatively intact long row of two storey Victorian shops as key buildings. The precinct comprises a network of laneways with commercial buildings fronting them.

How is it Significant

The Drewery Lane Precinct is of local historic, representative and aesthetic significance. Some elements within the precinct have research value.

Why is it Significant

The Drewery Lane Precinct is within an area of the Hoddle Grid where small and medium scale artisan, manufacturing and warehousing was traditionally located, to the north and west of the Grid and outside of the retail core of the Hoddle Grid, away from the higher ground of East Melbourne and the Yarra River. The precinct is historically significant for its demonstration of working in the city in small and large enterprises. 277-285 Lonsdale Street

and 22 Drewery Lane demonstrate the type of premises built and operated by small scale businesses, whilst the larger sites within the laneway network of the precinct demonstrate the establishment and growth of larger businesses.

The precinct is historically significant for its association with the cigar and cigarette manufacturing firm Snider and Abrahams who erected several large buildings in the locality including the tobacco and cigar warehouses at 2-20 Drewery Place and 5-7 Drewery Lane and an administrative building at 268 Lonsdale Street. The cigarette and cigar enterprise prospered, especially during World War I, followed by an increase in women smoking in the interwar period.

The precinct is also historically significant for its association with the Barnet Glass Rubber Company Ltd whose genesis in Carlton and North Melbourne and Kensington developed into the large premises at 289-299 Swanston Street. The Drewery Lane Precinct is historically significant for its association with community organisations Red Cross and Legacy who (along with other tenants), occupied the premises at 289-299 Swanston Street from 1940 to the present. (Criterion A)

The precinct is part of the archaeological resources of the central city and has research value for its fifteen inventoried archaeological sites. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas such as Drewery Lane Precinct. (Criterion C)

The Drewery Lane Precinct is significant for its demonstration of large-scale manufacturing premises in the Hoddle Grid Study Area. Within the area are two buildings designed by architect Nahum Barnet, and one by engineer and architect Hugh Ralston Crawford. Crawford's 5-7 Drewery Lane and Barnet's 2-20 Drewery Place represent multistorey manufacturing premises with their use of revival architectural styles.

- 5-7 Drewery Lane employs classicism in its ordering of the facades, but in the relatively innovative material of reinforced concrete.
- 2-20 Drewery Place applies the Queen Anne Revival style in its employ of a podium base and deeply overhanging cornice with brick piers and pilasters, within which are recessed windows.
- 289-299 Swanston Street demonstrates the American Romanesque style applied to five storey buildings. This building employs the giant order brick arches rising up through their height and contrasted with the fine stucco decorative panels set beneath the windows. Alterations to the façade of 289-299 Swanston Street have obscured some architectural detail.

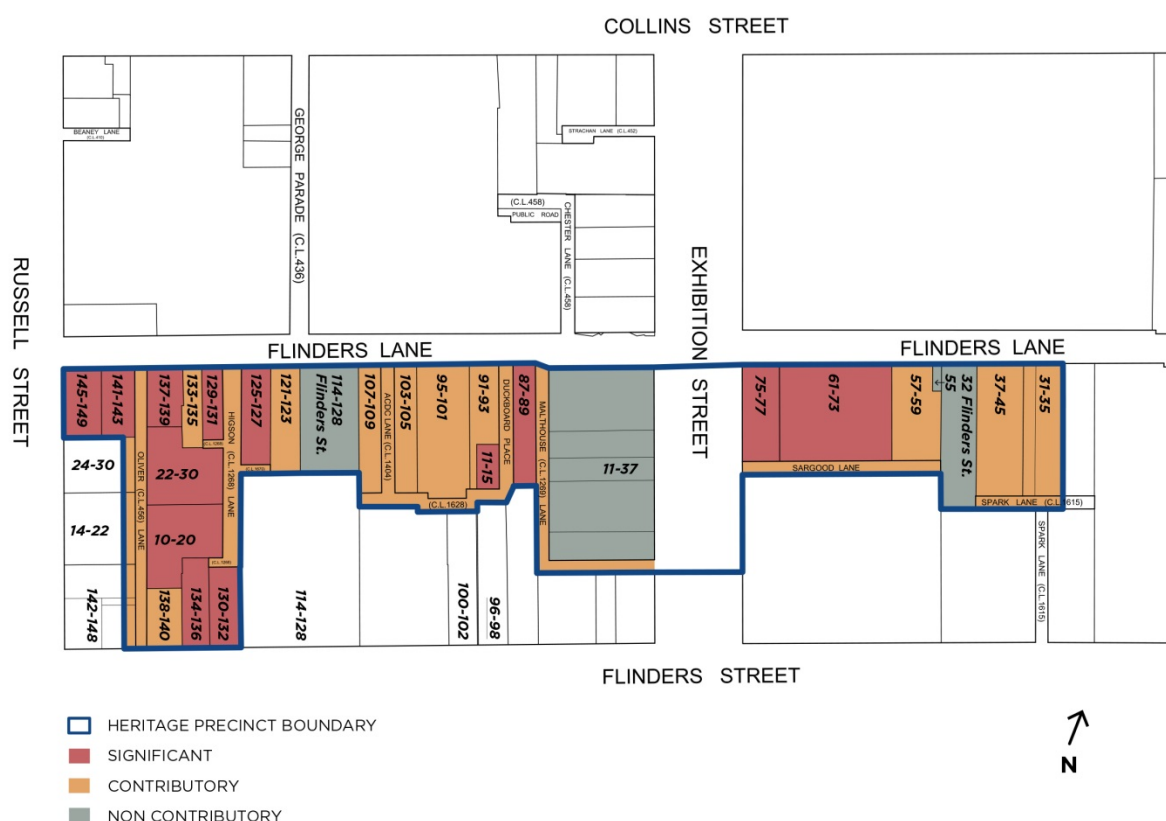
Drewery Lane Precinct is significant for its:

- two storey Edwardian buildings between 277-281 Little Lonsdale Street and 22 Drewery Place that demonstrate small commercial enterprises and have a high degree of integrity
- the former Britannia Hotel at 281-287 Swanston Street.
- three storey interwar buildings at 301-307 Swanston Street and 283-285 Little Lonsdale Street
- the row of seven two storey Victorian shop and residences between 309-323 Swanston Street that are individually significant within the precinct.

The Drewery Lane Precinct is representative of the dense laneway network that is part of the Hoddle Grid, and that provides additional street frontages for buildings mid block. (Criterion D).

The Drewery Lane Precinct is aesthetically significant for its dense network of laneways including Drewery Lane, Sniders lane, Drewery Place and Drewery Alley. The laneways provide frontages to a range of small and large buildings. The laneways provide a context and setting for the individually significant and contributory places that border them. Little Lonsdale Street and Swanston Street exhibit buildings of similar scale and form that form a cohesive group despite differences in design detail. The three buildings at 277-285 Little Lonsdale Street is aesthetically significant for their high degree of integrity in their façades. Drewery Lane Precinct is aesthetically significant for the two buildings constructed by notable and prolific architect Nahum Barnet including 2-20 Drewery Place, and 289-299 Swanston Street. (Criterion E).

Flinders Lane East Precinct (HO1286)



Flinders Lane Precinct Map

Statement of Significance

What is Significant

The Flinders Lane East Precinct comprising 31-149 Flinders Lane, 11-15 Duckboard Place, 11-37 Exhibition Street, 130-140 Flinders Street, 10-30 Oliver Lane, ACDC Lane, Duckboard Place, Higson Lane, Malthouse Lane, Oliver Lane, Sargood Lane, Spark Lane and including the rear of 14-30 Russell Street, rear/side of 142-148 Flinders Street is significant. The area developed largely as a manufacturing and warehousing precinct for the clothing and textile trade between the 1850s and the 1930s.

How is it Significant

The Flinders Lane East Precinct is of local historic, representative and aesthetic significance. Some elements within the precinct have research value as archaeological places.

Why is it Significant

The Flinders Lane East Precinct is of historic significance for its association with the clothing and textile industry, colloquially referred to as the 'rag trade'. Far from dealing in rags, Flinders Lane was the hub of a fashion industry with its many small niche businesses that provided specialist finishing services to the clothing manufacturers. The precinct is associated with the textile industry that contributed to the economy of Melbourne when by 1921 nearly forty per cent of Melbourne's workers were significantly involved in the industry. Flinders Lane was the epicentre of the industry and benefited from the Commonwealth tariffs that resulted in further construction of factory and warehouses throughout the 1920s and 30s.

The Flinders Lane East precinct is historically significant for the other industries represented in the place including Melbourne City Council's Corporation Yard (11-15 Duckboard Place) and 91-93 Flinders Lane, coach and carriage builders Samwells and Reeves at 103 Flinders Lane and box manufacturers Morris and Walker at 31-35 Flinders Lane. The earlier residential history of Flinders Lane is represented at no.103 which was the residence of H Samwell.

Several places in the Flinders Street East precinct demonstrate the conversion of warehouses and offices to apartment living that is contemporary feature of the central city area. Dominion House at 57-59 Flinders Lane, built for businesses associated with the clothing trade is one example of the conversion to apartment living through adaptation of existing buildings. (Criterion A)

The precinct is part of the archaeological resources of the central city and has research value for its fifteen inventoried archaeological sites. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas such as the Flinders Street East precinct. (Criterion C)

The Flinders Street East precinct represents the role of manufacturing in the central city in its urban planning and built form. This is demonstrated through a range of building types build over an eighty-year period. The typology is of commercial buildings with zero setbacks rising through to six storeys. Many places have had additional stories added over time. The sloping topography to Flinders Street encouraged basements or additional storeys to be developed away from Flinders Lane and several buildings have substantial depth and additional lower storeys that are visible along the laneways. While there are many styles of buildings within the precinct, the Romanesque revival style of nos.31-35, 87-89, 125-127, and 145-149 Flinders Lane is notable. Interwar buildings in the stripped classical style of Pawson House (no.141) or the Gothic revival of the former Bank of New South Wales at no.137-139 are also notable examples. There is a density of urban form within the Flinders Lane East precinct with its inclusion of the laneway network that provides additional street frontages for buildings mid block. (Criterion D)

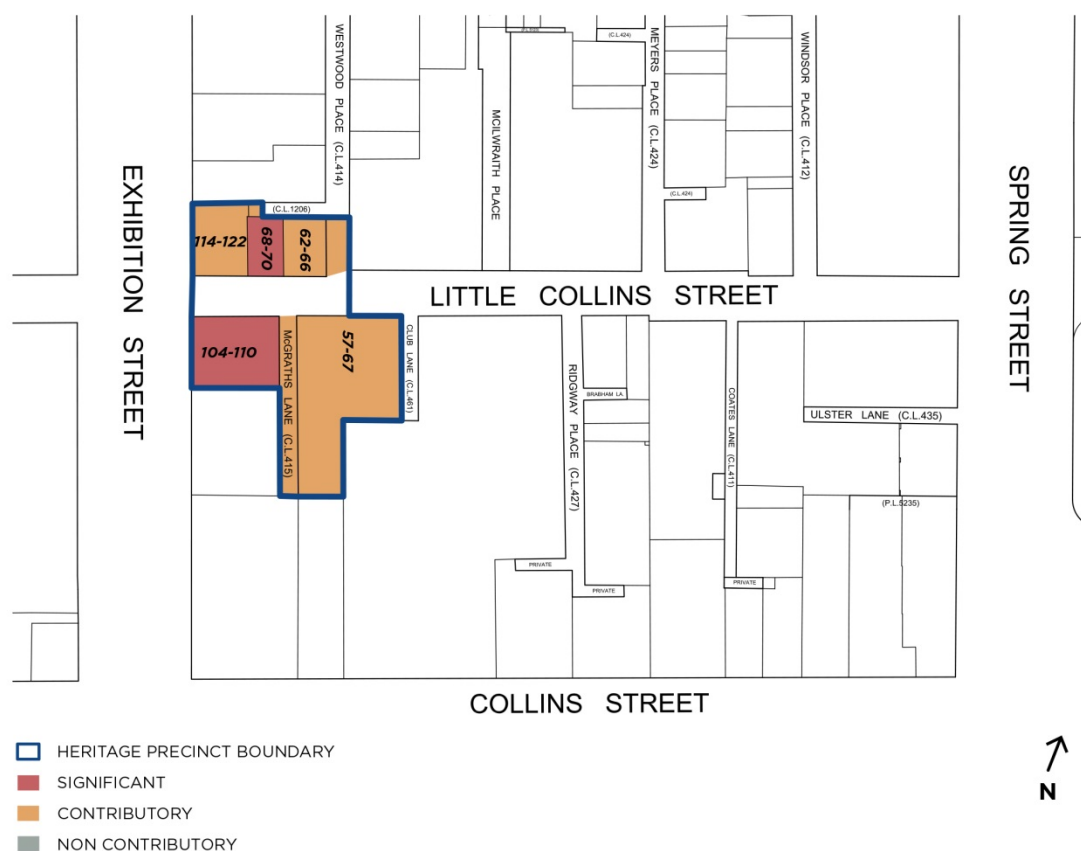
The precinct is aesthetically significant as a closely developed streetscape of significant and contributory elements demonstrating the variety of functions that the central city once supported. The streetscape is varied but includes many buildings of individual architectural importance. The lane-scapes are also notably intact, with continuous walls mostly in red-brick industrial styles. The Flinders Street East precinct is aesthetically significant for the nearly complete streetscape of narrow fronted buildings up to six storeys in height and featuring large windows and architectural decoration. The open-ended Oliver Lane is aesthetically significant for its views to Flinders Street and beyond to the south, and of 42 Russell Street to the north. ACDC Lane, Higson Lane and Duckboard Place are significant for their enclosed and intimate scale enhanced by the red brick walls of former industrial buildings. The views along these lanes are significant for the aspect they open up of the side of nos. 87-89, 91-93, 103-105, 10-1097, 125-127, 129-131, 137-139 and 141-143 Flinders Lane. The three buildings fronting Flinders Street (nos.130-132, 134-136 and 138-140) are of a similar scale and proportion to those in Flinders Lane. (Criterion E)

The attributes of the Flinders Lane precinct include:

- VHR listed places at 129-131 Flinders Lane, reinforced concrete warehouses at 10-20 & 22-30 Oliver Lane associated with Sir John Monash and the early use of reinforced concrete as a construction material. The Oliver Lane warehouses are of technical and associative significance.
- Individually significant places with existing HOs at 40 Exhibition Street, 125-127, 129-131, 141-143 and 145-149 Flinders Lane and 130-132 Flinders Street.

- Places assessed to be of individual significance as part of Stage 1 of the Hoddle Grid Heritage Review, 87-89 Flinders Lane and 134-136 Flinders Street.
 - All other contributory places noted in schedule to the citation.
 - The building height and scale of the precinct up to six storeys, some places with several additional storeys added but not compromising this scale.
 - The intimate scale and character of Duckboard Place, ACDC Lane, Higson Lane, Spark and Sargood Lanes and the way in which they provide side views of significant and contributory places.
 - The open-ended Oliver Lane with views both north and south providing views of the river escarpment.
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Little Collins Street Precinct (HO1287)



Little Collins Street Precinct Map

Statement of Significance

What is Significant

Little Collins Street precinct including 104-122 Exhibition Street, 62-70 and 57-67 Little Collins Street, McGraths Lane, Westwood Place developed between 1850s and 1920 is significant.

How is it Significant

Little Collins Street precinct is of local historic, representative and aesthetic significance. Some elements within the precinct have research value.

Why is it Significant

Historically the Little Collins Street precinct represents a diversity of land use including residential, retail, manufacturing, government and welfare services. Within a small area a great diversity of activity was supported. It is historically significant for its demonstration of an early residential development in the that had developed in the Collins Street East area by the 1840s. The pair of shops and residences at 68-70 Little Collins Street is a reminder of this activity. The Little Collins Street precinct is historically significant for its demonstration of manufacturing through the furniture making premises at 57-67 Little Collins Street (the former Craig Williamson Pty Ltd). This was part of the buoyant new economy after the

economic depression. Later the same site was associated with the Commonwealth postal department who acquired the building in preparation for the future automation of Melbourne's telephone system.

Morris House at 114-122 Exhibition Street is associated with the Charity Organisation Society (Victoria), later the Citizens Welfare Society, an influential organisation that pioneered the co-ordination of charitable, religious and educational institutions and private benefactors who made significant contributions to social welfare. Its importance was in helping to pioneer 'case-work' and lay the foundations for the profession of social work and play a leading role in the distribution of unemployment relief in the 1930s. (Criterion A)

The precinct is part of the archaeological resources of the central city and has research value for its fifteen inventoried archaeological sites. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas such as the Little Collins Street precinct. (Criterion C)

Little Collins Street precinct is significant as a place that represents a snapshot of pre-World War 2 development in the Hoddle Grid study area. Within this small precinct are buildings of the Victorian, Edwardian and interwar periods that are legible in their period and style. These include the early Victorian residences and shops 68-70 Little Collins Street, mid Victorian commercial premises at no.62, the Edwardian retail and manufacturing building at no.57-67 and the interwar offices at 104-110 and 114-122 Exhibition Street that form the entrance to the Little Collins Street precinct. Little Collins Street demonstrates the urban form of the Hoddle Grid through its intimate scale and character derived from the width of the street, the low building heights and the network of laneways. (Criterion D)

The Little Collins Street precinct is aesthetically significant for creating a setting for the Melbourne Club garden and boundary wall and for other individually significant buildings at 27, 39 Little Collins and 2 and 20 Ridgway Place. McGraths Lane provides fine views of the side of the retail store and furniture manufacturing premises incorporated into Craig Williamsons at 57-67 Little Collins Street. The entrance to the precinct is defined by the fine interwar art deco facades of Centenary Hall at 104-110 Exhibition Street and the classical revival Morris House at 114-122 Exhibition Street. Aesthetic significance is attributed to:

- Urban form, street width and scale of abutting buildings.
- The street and laneway elevations of each building within the precinct.
- The traditional materials of stone, red brick and stucco.
- The rhythm and pattern of windows, particularly to the upper floors.
- Stucco detail and decoration on the interwar buildings.
- Parapets that define the tops of buildings.

(Criterion E)

Little Lonsdale Street Precinct (extension of Little Lon Precinct) (HO1297)



Little Lonsdale Street Precinct Map

Statement of Significance

What is Significant

The Little Lonsdale Precinct including 100-148 Little Lonsdale Street, 11-23 Bennetts Lane, 1-3 Evans Lane, 295-307 Exhibition Street, 2-14 Exploration Lane, Bennetts Lane, Exploration Lane and Evans Lane is significant. The building group, which epitomises the much publicised and interpreted Little Lon district and its colourful past, represents three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of Chinese manufacturing.

How is it Significant

The Little Lonsdale Street Precinct is of local historical, associational, representative and aesthetic significance to the City of Melbourne. Some elements within the precinct have research value.

Why is it Significant

The Little Lonsdale Street precinct is within an area of the Hoddle Grid where small and medium scale residential, commercial and manufacturing was traditionally located, outside of the retail core of the Hoddle Grid. The precinct is historically significant for its demonstration

of less salubrious 'fringe' areas and where a working class residential precinct, of mostly Irish immigrants, had emerged by the late 1840s and early 1850s in an area referred to as 'Little Lon' (Little Lonsdale Street bounded by Spring Street, Exhibition Street, La Trobe Street and Lonsdale Street).

The Little Lonsdale Street precinct is historically significant for its association with the phases of migration, firstly by the Irish and later by the Chinese, Germans, Jews, Lebanese and Italians who were part of the post 1890s depression recovery, working as hawkers, small traders, or in the case of the Chinese, cabinetmakers and laundrymen, particularly in Bennetts Lane. The Little Lonsdale Street precinct demonstrates the change from residential to manufacturing and commercial uses through its workshops, small factories and commercial shops. Following the razing of the area east of Exhibition Street the Little Lonsdale Street precinct is significant as a remnant of the vibrant and complex community that evolved in the area from the 1840s, and of which limited physical evidence remains. The buildings exhibit distinct styles that mark the main phases in the city's development extending into the Victorian and Edwardian and interwar development eras. (Criterion A)

The precinct is part of the archaeological resources of the central city and has research value for its sixteen inventoried archaeological sites. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas such as the Little Lonsdale Street precinct. (Criterion C)

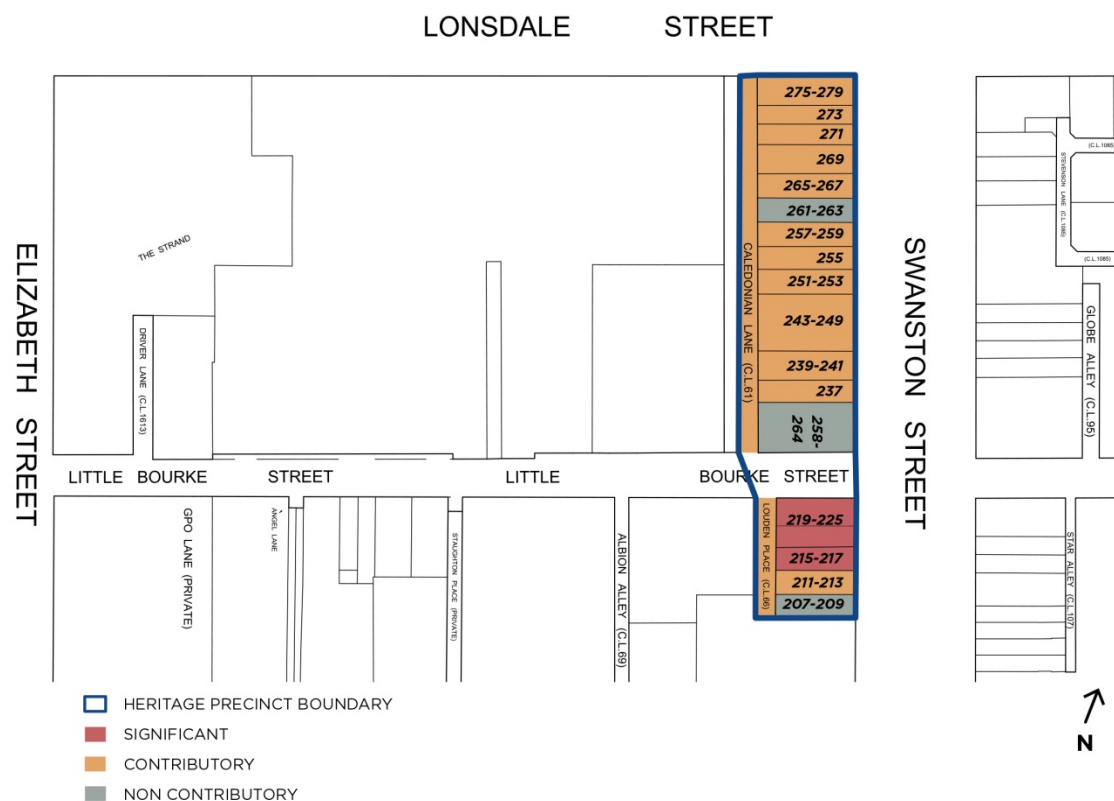
The Little Lonsdale Street precinct is significant for its representation of several phases of development in building typologies and architectural styles including:

- Two-storey Victorian residential or combined residential and commercial buildings at 102, 116, 120 and 146-148 Little Lonsdale Street and the three storey Leitrim Hotel at 128 Little Lonsdale Street designed by Henry E Tolhurst.
- Edwardian factories and warehouses at 11-21, and 23 Bennetts Lane, 1 Evans Lane, 132 and 134 and the rear of no.146-148 Little Lonsdale Street.
- Altered but still legible two storey interwar commercial buildings at 100, 106, 124 Little Lonsdale Street
- The dense network of laneways with commercial frontages (Criterion D)

The Little Lonsdale Street precinct is aesthetically significant for the combination of low scale two to three storey buildings in traditional materials of brick and stucco. The precinct demonstrates a high level of integrity, particularly in the group of buildings currently within the Little Lon precinct (HO984, 116 to 132 Little Lonsdale Street). These are supported by the other buildings of similar scale and materials that contribute to their setting and enhance the precinct as a whole. Evans Lane is aesthetically significant for the highly intact 1 Evans Lane and the rear of the properties between 295 and 311 Exhibition Street that border it. Bennetts Lane is significant for its south facing view of the Wesley church spire that is almost directly opposite. The highly decorative Leitrim Hotel with intact stucco façade is individually aesthetically significant. (Criterion E)

1 Evans Lane is associated with King O'Malley (1858-1953), a North American politician who rose through the Australian Labor Party ranks to become minister for home affairs, a prominent advocate against conscription and supporter of women's rights. (Criterion H)

Swanston Street North Precinct (HO1288)



Swanston Street North Precinct Map

Statement of Significance

What is Significant

The Swanston Street North Precinct comprising small scale commercial buildings between 207-279 Swanston Street and 258-264 Little Bourke Street, Caledonian Lane and Loudon Place is significant. This section of Swanston Street is distinguished by its fine grain and maximum three storey scale and its almost continuous run of buildings from the nineteenth and early twentieth century.

How is it Significant

The Swanston Street North Precinct is of local historic, representative and aesthetic significance. Some elements within the precinct demonstrate rarity and research value.

Why is it Significant

The Swanston Street North Precinct is within the retail area of the Hoddle Grid Study Area. The Swanston Street North Precinct demonstrates the predominant land use of retailing that was established quite early in the development of the central city between Swanston and Elizabeth Streets.

Historically the Swanston Street North Precinct is significant for its demonstration of retailing from pre-1860 to c1930, including drapers, clothing outfitters, tailors, furniture dealers, booksellers, (including Coles Book Arcade), canvas manufacturers, homecrafts and a 'motorcycle exchange'. These uses are evident in the individual buildings, the streetscape,

laneways and documentary evidence in plans and photographs. Historically the Swanston Street North Precinct demonstrates the small allotment size that was created by the small subdivision patterns of the 1870s and 1880s and that established the urban density of the Hoddle Grid until the 1950s. No.275-279 Swanston Street is historically significant as the former Coreglia House, developed by the Catholic Church as office accommodation and clubrooms as well as ground floor retailing. No.215-217 Swanston Street is significant for its early date of construction of 1856, a relatively rare early building to survive within the Hoddle Grid study area. (Criterion A)

The precinct is part of the archaeological resources of the central city and has research value for its eleven inventoried archaeological sites. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas such as the Swanston Street North Precinct. (Criterion C)

The Swanston Street North Precinct demonstrates a commercial building morphology of two to three storeys. This built form was evident from the 1850s through to the 1920s, despite changes in building construction and technology that allowed building heights of up to 40 metres from 1912. The particular characteristics of this low scale building form include masonry walls generally faced with stucco at the front, a regular pattern of windows set within the walls, parapets that disguise the roof form and a variety of classically derived façade details. The Swanston Street North Precinct comprises buildings from 1856 to c1930 with characteristics that are evident most strongly to the upper floors. The Swanston Street North Precinct demonstrates retail development between 1856 to 1930 and has representative elements from each of the Victorian (1850-1900), Edwardian (1900-1919) and interwar (1919-1935) periods. Together these elements comprise a small but distinctive low scaled and fine-grained survivor within the retail heart of the city. Caledonian Lane and Loudon Place within the Swanston Street North Precinct are representative examples of the complex evolution of the city's laneways that contribute to the city's urban heritage, movement and open space network. (Criterion D)

The Swanston Street North Precinct is aesthetically significant for the upper floors of the buildings that are able to demonstrate the different periods and styles in which they were built. Whilst the street level has been significantly modified, the upper floors have retained architectural characteristics of the period including parapets, original window openings, moulded stucco decoration to the masonry walls and stylistic detail and elements common to each period. The Swanston Street North Precinct is aesthetically significant for its human scale in the central city. The views provided along Caledonian Lane north to Drewery Lane and south to Loudon Place are also aesthetically significant. The rear elevations of the buildings abutting the laneways including 209-225 Swanston Street facing Loudon Place, and 237- 273 Swanston Street facing Caledonian Lane are aesthetically significant for their scale, form and brick and stucco walls with a pattern of window and loading bay openings. (Criterion E)

Key attributes of the precinct include:

Victorian-era buildings:

- No.215-217, a two storey shop at built in 1856 as part of a row, and now the only survivor.
- No.239-241, a three storey furniture business at built by 1880.
- No.243-249 a large three storey store built in 1876-77.

Edwardian era buildings:

- No.237, a three storey shop built in 1919.

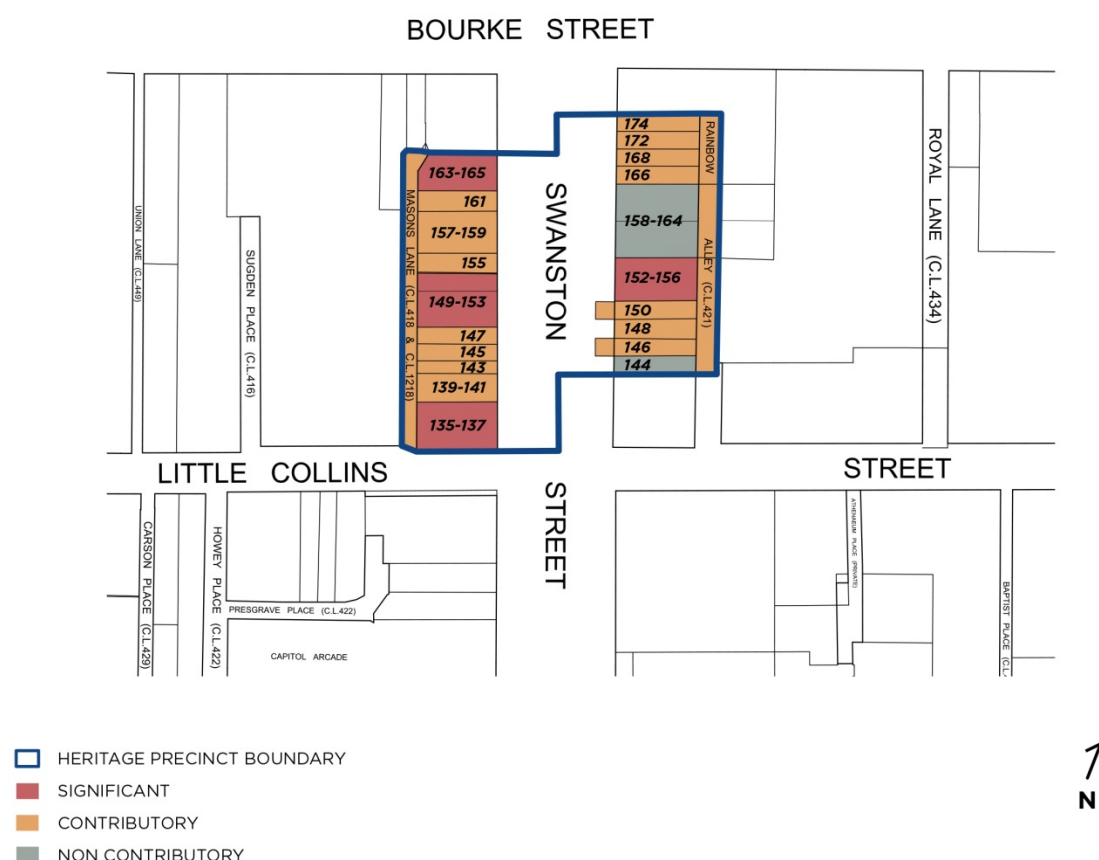
- No.251-253, a two storey shop with austere classical detail.
- No.255, a two-storey shop alteration designed by A A Fritsch built in 1918.
- No.257-259, a two storey pair of shops built in 1912 and designed by R G Webb.
- No.269, a two storey shop with stuccoed quoins.

Interwar era buildings:

- No.207-209, a highly altered three-storey shop.
- No.211-213, a two storey shop with classical detail and steel-framed windows.
- No.219-225, the Greek Revival former ES&A bank by Henry Hare built in 1928.
- No.275-279, Coreglia House, a highly modified two storey retail and office corner building by A A Fritsch.

The laneway rear aspects of the buildings, particularly those on Caledonian Lane.

Swanston Street South Precinct (HO1289)



Swanston Street South Precinct Map

Statement of Significance

What is Significant

The Swanston Street South precinct comprising commercial buildings including 135-165 Swanston Street, 144-174 Swanston Street, including Masons Lane and Rainbow Alley is significant. This section of Swanston Street is distinguished by its almost continuous run of buildings from the nineteenth and early twentieth century on the west side, including two individually significant seven-storey landmark places; and its two rows of Victorian-era buildings on the east side.

How is it Significant

The Swanston Street South Precinct is of local historic, representative and aesthetic significance. Some elements within the precinct demonstrate research value.

Why is it Significant

The Swanston Street South Precinct is within the retail area of the Hoddle Grid Study Area. It demonstrates the predominant land use of retailing that was established quite early in the development of the central city between Swanston and Elizabeth Streets.

The precinct is historically significant for its demonstration of the evolution of the city centre through the replacement and remodelling of earlier buildings. 152-156 Swanston Street having been remodelled from Victorian shops into the Bank of Australasia in 1938 and the Sanders and Levy store at 149-153 Swanston Street in 1900 replacing earlier shops.

Historically the Swanston Street South Precinct demonstrates the small allotment size that was created by the subdivision patterns of the 1870s and 1880s and that established the urban density of the Hoddle Grid until the 1950s, and the consolidation of some sites to establish larger premises.

Historically the Swanston Street South Precinct is able to demonstrate the change in urban morphology once height limits were lifted to allow buildings of maximum height 40 metres by 1912. The two individually significant seven storey buildings at 135-137 Swanston Street and 163-165 Swanston Street are notable examples of this development in the height of city buildings.

Historically the Swanston Street South Precinct is significant for its demonstration of retailing from the 1870s to the 1930s. Varied retail uses existed within the precinct including a strong emphasis on clothing and footwear (Ezywalkin, 163 Swanston Street, Faul's hosiery at no.139-141, millinery and drapery at no.135-137). These uses are evident in the individual buildings, the streetscape, in Masons Lane and in documentary evidence in plans and photographs. (Criterion A)

The precinct is part of the archaeological resources of the central city and has research value for its eleven inventoried archaeological sites. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas such as the Swanston Street Precinct. (Criterion C)

The Swanston Street South Precinct is significant for its demonstration of two distinctive urban morphologies, that of the one to three-storey building and that of the six to eight storey building that formed the next phase once building height limits were lifted. The particular characteristics of the low scale building form include masonry walls generally faced with stucco at the front, a regular pattern of windows set within the walls, parapets that disguise the roof form and a variety of classically derived façade details. 135-137 and 163-165 Swanston Street (Nahum Barnet, 1919 and 1922) are notable examples of this second type. The two-three storey buildings that form the remainder of the precinct illustrate the earlier representation of the city.

Within the precinct are fine examples of Edwardian architecture at 149-153 Swanston Street (1900, Reed Smart and Tappin) and 161 Swanston Street (c.1900, no designer identified). Other places within the precinct are representative examples from each of the Victorian (1850-1900), Edwardian (1900-1919) and interwar (1919-1935) periods. Together these elements comprise a distinctive low scaled and fine-grained survivor within the retail heart of the city, bookended by notable examples of seven storey buildings. Masons Lane and Rainbow Alley are representative examples of the complex evolution of the city's laneways that contribute to the city's urban heritage, movement and open space network. (Criterion D)

The Swanston Street South Precinct is aesthetically significant for the upper floors of the buildings that are able to demonstrate the different periods and styles in which they were built. Whilst the street level has been significantly modified, the upper floors have retained architectural characteristics of the period including parapets, original window openings, moulded stucco decoration to the masonry walls and stylistic detail and elements common to each period. The precinct is characterised by some individual buildings that express exceptionally lively façades with floors of bow-fronted windows and large arch-headed windows that lessen the solidity of the masonry walls. These include nos. 135-137, 139-141,

149-153, 161 and 163-165 Swanston Street. Nos 149 and 161 are notable for their upper floor windows, and for no.161 the curved shopfront is unusual. The interwar classical revival style is notable at 152-156 Swanston Street with its elegant proportions and carefully modulated window size.

Nos.155 and 157-159 Swanston exhibit a fairly austere classical revival façade. The Victorian period is well represented on the east side of Swanston Street with the typical Victorian stucco facades of nos.146-150 and 166-174 Swanston Street and their rhythmic pattern of arch-headed windows with mouldings. The recessed entry with curved glass ground floor shopfront is an important element of no.161.

The views provided along Masons Lane are also aesthetically significant, framing views of tall buildings to the north and south. The rear elevations of the buildings abutting the laneways especially nos.143-165 Swanston Street are aesthetically significant for their scale, form and brick and stucco walls with a pattern of window and loading bay openings. (Criterion E)

Key attributes of the precinct include:

Victorian-era buildings:

- 146, 148 and 150 Swanston Street, two storey Victorian shops built by 1877
- 166, 168, 172 and 174 Swanston Street, three storey Victorian shops built by 1888

Edwardian era buildings:

- 135-137 Swanston Street, 1919 seven storey building by Nahum Barnet and Marcus Barlow
- 149-153 Swanston Street, three storey shops and studios by Reed Smart and Tappin, 1900
- 161 Swanston Street including the shopfront, c1900, no designer identified
- 163-165 Swanston Street, 1922 seven-storey building Nahum Barnet

Interwar era buildings:

- 139-141 Swanston Street, 1924, no designer identified
- 155 and 157-159 Swanston Street, c.1920s, no designer identified
- 152-156 Swanston Street, 1938, A & K Henderson remodelling

The laneway rear aspects of the buildings, particularly those on Masons Lane and the northern part of Rainbow Alley.

Grange Lynne Pty Ltd (HO995)

185-187 A'Beckett Street, MELBOURNE



Statement of Significance

What is Significant

The building at 185-187 A'Beckett Street Melbourne, built in 1937 for Grange Lynne Pty Ltd by architect Edward Billson is significant. The site is also significant as an archaeological place.

How is it Significant

The Grange Lynne Pty Ltd building is historically and aesthetically significant to the City of Melbourne. It has representative architectural significance as an interwar factory/warehouse of which there are a declining number in the city.

Why is it Significant

The building is historically significant as a well-preserved interwar city workshop and warehouse and one of a small number of surviving designs from the noted architect, Edward Fielder Billson, a former pupil and associate of Walter Burley Griffin. The building is also a reflection of long-term industry and warehouse concentration in this part of the City and in particular the printing industry grouping near the new Argus newspaper building, showing the historical grouping and evolution of similar uses that have been assessed as significant elements of the City's development. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

Aesthetically the Grange Lynne Pty Ltd building is a successfully designed and highly representative example of the Moderne style, as applied to a City commercial building, which counteracts curved verticals with horizontal elements to achieve a balanced, three-dimensionally perceived design. The decorative aspects of the dark brown brick façade, such as the vertical fin and round windows of the stairwell, are particularly noteworthy. While

the skilful addition of a similarly detailed third storey by the firm of R & M King has changed the proportions of the façade, this has detracted little from the integrity of the initial concept, showing the respect held by these architects for the earlier design. (Criterion D)

The factory at 185-187 A'Beckett Street is one of Melbourne's finest and most distinctive examples of inter-war factory and office design. Built in 1937-38 to designs prepared by noted architect Edward F Billson, a former pupil and associate of Walter Burley Griffin. This building exhibits an unusual marriage of International modernism with the Arts and Crafts based aesthetic of the Dutch Wendingen group. The decorative aspects of the dark brown brick façade, such as the vertical fin and rounded windows of the stairwell, are particularly noteworthy. The addition of a similarly detailed third storey by the firm of R & M King in 1943 has changed the proportions of the façade but has detracted little from the integrity of the initial concept. (Criterion E)

Shops, residence and former bank (HO1244)

146-150 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The row of shops/residences at 146-150 Bourke Street, built in 1885, is significant.

How is it Significant

146-150 Bourke Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative example of a row of shops/residences from the late Victorian period, and has research value as an archaeological site.

Why is it Significant

146-150 Bourke Street is historically significant as a Victorian building that represents a key phase in the retail development of Melbourne during the economic boom of the 1880s when investment in city property increased dramatically. Built by investment partners F B Clapp and W G Sprigg, who developed up to 12 similar properties along Bourke Street between 1873 and 1885, 146-150 Bourke Street is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floor above. The building is also historically significant for its use as bank premises by the Bank of Victoria from 1922, the Commercial Banking Co of Sydney Ltd from 1928, and the National Bank of Australasia from 1982 until c1988. (Criterion A)

146-150 Bourke Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of

Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

146-150 Bourke Street is a notable example of the 1880s property boom that made its mark on commercial design in the central city. It is significant as a well-designed Renaissance revival building by architect Francis Maloney White. White's contribution to the city's architecture and profession included major buildings for the University of Melbourne and the Melbourne Hospital in Lonsdale Street. Such prominent commissions serve as evidence of his standing in the profession at the time. 146-150 Bourke Street is significant as a fine commercial building with residences above, built in the height of the property boom. Built as one unified arrangement, the upper façade retains a scholarly interpretation of the Renaissance revival. (Criterion D)

146-150 Bourke Street is aesthetically significant for its classically styled upper façade. Key characteristics include a balustraded parapet with pedestals marking the edges of each of the three shops, a deep cornice with dentil detail below the parapet, scrolled brackets at each end of the building, with quoining at the corners of the building. 146-150 Bourke Street demonstrates an understanding of the elements of Renaissance architecture with its particular attention to each floor level and the highlighted importance of the first floor. The importance of this floor is expressed in the three identical windows with a straight pediment, engaged pilasters and recessed panels framed between cornices at sill level and above. The top floor offers a simplified treatment of the decorative elements of the windows. (Criterion E)

Patersons Pty Ltd (HO1266)

152-158 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The former Patersons Pty Ltd Building at 152-158 Bourke Street, built in 1934, and designed by architect Arthur W Purnell in the Moderne style, is significant.

How is it Significant

The former Patersons Pty Ltd Building at 152-158 Bourke Street is of local historic and associative significance to the City of Melbourne. It also has significance for its association with the Paterson family (manufacturers and retailers of furniture in Melbourne over an extended period). It also has potential value as an historic archaeological place.

Why is it Significant

The site of 152-158 Bourke Street is historically significant for its use as a commercial site from as early as 1884 (Criterion A).

In 1896 new premises were built on the site for the Paterson family furniture-making business, established in Richmond in 1884. The present building at 152-158 Bourke Street, built in 1934 for Paterson Pty Ltd as a furniture store and warehouse to a design by architect Arthur W Purnell, is historically significant for its association with manufacturing and retailing in the City of Melbourne. From 1938, and particularly after World War Two, Patersons extended its stock to include a wide range of home wares and expanded into suburban Melbourne, regional Victoria and interstate; by 1950 it operated 22 branches. Patersons Pty Ltd was listed as a public company in 1949 and continued to be an important part of the Bourke Street retail strip until 1987. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The former Patersons Pty Ltd Building at 152-158 Bourke Street is significant for its aesthetic qualities. The upper façade is a fine example of the Moderne style that was current in the Inter-war period. An emphatic vertical expression is derived from the ten vertical fins that run the full height of the façade and extend beyond the stepped parapet. Each fin projects slightly from the main façade and is clad in distinctive green glazed terra cotta tiles. Decorative elements such as the balconette and flag pole are located high on the building and contribute to the sense of verticality and flamboyance. Horizontal bands of windows over concrete spandrels intersect with the vertical fins at each floor level. A repeated curvaceous Art Deco motif has been inscribed across the lowest concrete spandrel at the bottom edge of the façade. (Criterion E)

The former Patersons Pty Ltd Building at 152-158 Bourke Street is significant for its long association with the Paterson family, who manufactured furniture in Richmond from 1884, who sold furniture and homewares from this site from 1896 and from the current building from 1934 until 1987, and who established Patersons stores across Victoria and interstate. The building is also significant for its association with architect Arthur W Purnell, who, both on his own and in partnership with others, designed houses, factories, offices, shops, sports centres and warehouses. A large number of these buildings still exist, including the Melbourne landmark Michael's Corner (1915) on Elizabeth Street, Melbourne. (Criterion H)

Shop (HO1237)

171 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The two-storey shop/residence at 171 Bourke Street, completed in 1867 and used as a pharmacy for over 100 years, is significant.

How is it Significant

171 Bourke Street is of local historic significance and aesthetic significance to the City of Melbourne. It is representative of the small-scaled shop and residence building type from the mid-Victorian period, and is a relatively rare remaining example. It also has research value as an archaeological place.

Why is it Significant

171 Bourke Street is historically significant as a mid-Victorian building that represents a phase of expansion in the retail development of Melbourne in the 1860s. Housing a pharmacy for over 100 years, it is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floor above. The building is also significant for its association with the Hordern family, an Australian retailing dynasty who first came to prominence in Sydney as merchants and retailers. (Criterion A)

171 Bourke Street is a relatively rare remaining example of a small-scaled shop and residence building typology from the mid-Victorian period. Erected to serve as daily retail points, the small number of surviving shops can be found in both main streets and smaller

laneways. Whilst the use of upper storey residences became largely extinct, the ground floors of these examples continue to operate as commercial outlets. (Criterion B)

171 Bourke Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

The building design of 171 Bourke Street is representative of the mid-Victorian period. Its attributes of two storey scale, small building footprint and classical styling typical of the mid-Victorian period. (Criterion D)

171 Bourke Street is aesthetically significant for the classical styling of the upper façade and the remaining elements of the c.1910 shopfront. Key features include a parapet with moulded cornice and a pair of recessed windows with simple moulded architraves. It is also aesthetically significant for the distinctive brass framed, highlight leadlight windows with pharmacy motifs. (Criterion E)

Shops (HO1238)

173-175 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The complex of buildings at 173-175 Bourke Street (142 Russell Street), comprises a three-storey corner building dating from 1857, a three-storey addition either replacing or extending an existing building from 1920 (142 Russell Street), and a pair of adjoining shops rebuilt in brick in the 1920s, also facing Russell Street (138-142 Russell Street).

How is it Significant

173-175 Bourke Street (142 Russell Street) is of local historic, aesthetic and potential social significance to the City of Melbourne. It is also a representative example of a row of shops/residences from the late Victorian period.

Why is it Significant

173-175 Bourke Street is historically significant as a complex of retail buildings dating from 1857, with additions in the first decades of the twentieth century, that reflect key phases in the expansion of retail development in the city of Melbourne. Firstly occupied by the London and Melbourne Mantle Company, followed by Singer's sewing machines in the 1880s, the longest tenant was White's shoes from the 1890s to the 1970s. The building complex is also historically significant for its association with the Hordern family who owned the corner site and the Russell Street frontages until 1872. The Hordern family are significant as an Australian retailing dynasty who first came to prominence in Sydney as merchants and retailers, and who involved notable architects in their shop designs. More prominent in Sydney than Melbourne, Anthony Hordern's Sydney premises was a major department store on a grand scale. (Criterion A)

173-175 Bourke Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such

deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

173-175 Bourke Street is of aesthetic significance as a landmark corner building that remains legible in its scale and form from its 1857 origins. Together with its Russell Street frontage it contributes to the urban form of the Russell and Bourke Street corner. Its origins are evident in the three rectangular openings on each of the upper levels on the Bourke Street face and on the Russell Street face, tripartite and single rectangular windows. The complex is aesthetically significant for its group composition and the manner in which the 1920s shops have been designed to complement the earlier building. (Criterion E)

The ground floor shoe shop at 173-175 Bourke Street is of potential social significance to Melbournians as a place to shop for shoes for almost 120 years. The windows filled with shoes and its corner location contribute to its importance as a local landmark. (Criterion G)

Hoyts Mid City Cinemas (HO1002)

194-200 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

Hoyts Mid City Cinemas at 194-200 Bourke Street Melbourne, built 1969-70 and designed by Bogle Banfield architects is significant.

How is it Significant

Hoyts Mid-City Cinemas is historically and aesthetically significant to the City of Melbourne. It is representative of a small class of brutalist buildings.

Why is it Significant

Hoyts Mid City Cinema is historically significant as part of the increase in leisure and tourism provided in Melbourne, as the city became a place of entertainment made possible by higher disposable incomes and more leisure time in the post-war period. The occupation of Mid City and the Cinema Centre marked a turning point for Hoyts to more modern and intimate cinemas, following the closure of the huge picture theatres of pre-World War Two. The Bourke Street location of the cinema followed over one hundred and twenty years of tradition of theatre placement in Melbourne. (Criterion A)

Hoyts Mid-City Cinemas is a representative example of a small class of brutalist buildings in the City of Melbourne. Popularised by architects in the mid 1960s, brutalism as a movement gained popularity persisting in a small way until the late 1980s. Architects Bogle and Banfield provided two of the best examples of brutalism with Total House and the Mid City Cinemas. With Peter Muller's Cinema Centre as an early and particularly large-scale use, these three buildings (two of which are State-listed) provide an excellent record of this movement. Both

this and Cinema Centre are stylistically distinctive designs which are outstanding among the small number of new cinemas built since World War Two. (Criterion D)

Hoyts Mid-City Cinemas is significant for its muscular and sculptural form that is supported by the red-oxide colour that contrasts with the off-form concrete of the side walls. As a building requiring little natural light the cinema complex seems ideally placed to concentrate on form rather than the rhythm and pattern of glazing that is part of modernism. The concrete vertical louvres behind which is the glazing, form a delicate texture that contrasts with the solid mass of the main part of the building. (Criterion E)

Shops and residences (HO1239)

201-207 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The row of shops/residences at 201-207 Bourke Street, built in 1874, is significant.

How is it Significant

201-207 Bourke Street is of local historic, aesthetic and potential social significance to the City of Melbourne. It is also a representative example of a row of shops/residences from the late Victorian period.

Why is it Significant

201-207 Bourke Street is historically significant as a late Victorian building that represents a key phase in the retail development of Melbourne when increasing numbers of investors developed retail premises in the city during the building boom of the 1870s and 1880s. Built in 1874 for investment partners F B Clapp and W G Sprigg, who developed up to 12 similar properties along Bourke Street between 1873 and 1885, 201-207 Bourke Street, likely designed by architect Francis M White, is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floors above. The building is also historically significant for its connection with the Cyclorama Company, who showed the siege of Paris in its premises in Little Collins Street between 1892 and 1896. The building at 201-207 Bourke Street was used by the Cyclorama Company as an office and was connected to its Little Collins Street premises by a passage. (Criterion A)

201-207 Bourke Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such

deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

201-207 Bourke Street is a representative example of a row of shops with residences above built in the mid-Victorian era and characterised by stucco decoration. Built as one unified arrangement with Renaissance revival influences, the upper façade of the four shops retains the classical styling typical of the period. (Criterion D)

201-207 Bourke Street retains its classically styled upper façade with attributes including a balustraded parapet with pedestals marking the edges of each of the four shops, a deep cornice along the base of the parapet with squared brackets and a dentil row run below, and quoining to the building edges. The shops at 201-205 Bourke Street are significant for their upper level, with regular rectangular windows with decorative moulded architraves and other mouldings. The façade is enlivened by decorative the window openings at first floor level and deep moulded architraves surrounding the openings and moulded hoods, scroll brackets and a key stone. The windows at 207 Bourke Street differ from others across the façade. At mid-level at no.207, elaborate Moghul-inspired stilted arched windows have been installed and are almost identical to the decorative windows on the façade of the former cyclorama building at 166-186 Little Collins Street. To the upper level, a double opening is more consistent with the single opening of that on the other shops. (Criterion E)

Mountfords at 205-207 Bourke Street is of potential social significance to Melbournians as a traditional retail business offering hats and later shoes for almost a century. (Criterion G)

Shops and Residences (HO1240)

209-215 Bourke Street, MELBOURNE



What is Significant

The row of four three-storey shops/residences at 209-215 Bourke Street, and built in 1876, is significant.

How is it Significant

209-215 Bourke Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative example of a row of shops/residences from the late Victorian period, and has research value as an archaeological site.

Why is it Significant

209-215 Bourke Street is historically significant as a mid Victorian building that represents a key phase in the development of Melbourne when increasing numbers of investors developed retail premises in the city during the building boom of the 1870s and 1880s. Built in 1876 for investment partners F B Clapp and W G Sprigg, who developed up to 12 similar properties along Bourke Street between 1873 and 1885, 209-215 Bourke Street is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floors above. (Criterion A)

209-215 Bourke Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

209-215 Bourke Street is a representative example of a row of shops with residences above built in the mid-Victorian era and characterised by rich decoration. Built as one unified arrangement with Italianate influences, the upper façade of the four shops retains the classical styling typical of the period where flat wall space was diminished to a bare minimum in favour of decorative stucco elements. (Criterion D)

The building retains its Victorian characteristics including an elaborate classically styled upper façade. Attributes include a balustraded parapet intersected by engaged pilasters which run the full height of the upper façade, and extend to the parapet, marking out the four shops in the row. Ball finials were originally located over each pilaster but are no longer intact. The composition is enhanced by a deep cornice below the parapet with large and elaborate scroll brackets. The group is aesthetically significant for the consistent window arrangements that are identical on all four shops. These include on the upper level, paired segmented arched windows with moulded arched cornices to the upper edge. On the mid-level, a single rounded arched window has a decorative moulded arched cornice. (Criterion E)

Former Palmer's Emporium (HO1243)

220 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

220 Bourke Street, a four-level commercial building designed by architect Harry A Norris in the Moderne style and completed in 1937, is significant.

How is it Significant

220 Bourke Street is of local historic and aesthetic significance to the City of Melbourne. It is a representative example of an interwar Moderne building. It is also significant for its association with architect Harry A Norris. It has research value as an archaeological site.

Why is it Significant

220 Bourke Street is historically significant as an interwar building that represents the rise in the number of department stores from the 1920s and after the economic depression of the 1930s. Built in 1937 as Palmer's Emporium drapery business, the building is also historically significant for its use by shoe manufacturers and retailers from the late 1940s, representing a key phase in Melbourne's manufacturing history at a time when Australia's manufacturing output increased 6 per cent per year between 1949 and 1967. (Criterion A)

220 Bourke Street is a representative example of a mid-level commercial building from the interwar period. Built to accommodate a multilevel department store, the design embraces modern construction technology (reinforced concrete construction) and Moderne styling to express a progressive and modern aesthetic. The strong horizontal orientation of the façade allows for bands of windows to wrap around each level of the building, creating light open retail spaces. (Criterion D).

220 Bourke Street is significant for its aesthetic qualities associated with the Moderne style of the interwar period with the overall effect is of a streamlined modern building. The attributes of the building include an asymmetrical façade with a vertical fluted pier running the full height of the upper façade and stepped over the parapet. The composition emphasises both vertical and horizontal elements through the upper façade that features a strong horizontal character, defined by incised spandrels and generous steel framed windows with small panes that run the full width of the façade curving around the building edge to return down the laneway. The horizontal emphasis is repeated in the parapet detail that has the same incised character as the spandrels. (Criterion E)

220 Bourke Street is significant for its association with architect Harry A Norris, who designed a number of important commercial buildings in the interwar period in Melbourne after travelling to the United States to observe modern developments in chain store architecture. (Criterion H)

Law Institute of Victoria, former London Assurance House (HO1006) 468-470 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The former London Assurance House at 468-470 Bourke Street Melbourne; now the Law Institute of Victoria, completed in 1960 and designed by architect, developer, former Melbourne City Councillor and Mayor, Bernard Evans is significant.

How is it Significant

468-470 Bourke Street is historically and aesthetically significant. It is also a representative example of a post-war office building.

Why is it Significant

The site of 468-470 Bourke Street is historically significant as the location of St Patrick's Hall (1849), built on land purchased by the St Patrick's Society in 1846. The site commemorates the use of the hall as the first meeting place of the Victorian Parliament in 1851. A related object is the original Speaker's chair, now in Queens Hall of the Victorian Parliament.

The former London Assurance House, now the Law Institute of Victoria, represents the rapid growth of the insurance architecture of the 1950s-1960s, continuing the expansion of large companies opting for construction and naming rights of new city office buildings as a form of promotion and fund investment and cementing Melbourne's pre-eminent role in the state for financial institutions.

468-470 Bourke Street is historically significant for its association with Bernard Evans; architect, Melbourne City Councillor (1949-73) and former Lord Mayor (1959-60). It is one of many city buildings designed by Evans in his long career as a city developer and architect and principal of the architectural practice Bernard Evans, Murphy, Berg & Hocking Pty Ltd. (Criterion A)

London Assurance House is significant as a relatively intact, curtain-walled office building from the post-war period. The building's design value has been identified by at least two key architectural publications including *Architecture and Arts* and in Melbourne's best architecture guide of 1965. (Criterion D)

468- 470 Bourke Street is aesthetically significant for its ground floor entry glazing designed as a replica of the 'picture frame' in stone facing that surrounds the whole building. The curtain wall is unusual in its design with the horizontal rectangular windows placed across the façade. Whilst some glazing panels have been replaced, the overall pattern of the façade has been retained. It is aesthetically significant for its lightness of structure, elegant transparency and curtain wall glazing of unusual pattern. (Criterion E)

Commercial Building (HO1242)

480 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

480 Bourke Street, built in 1925, is significant.

How is it Significant

480 Bourke Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative example of a mid-level commercial building from the interwar period. It is also significant for its association with Melbourne law firm, Smith and Emmerton, and Victorian Premier from 1972 to 1981, Rupert Hamer, who was an active partner in the firm. It has research value as an archaeological site.

Why is it Significant

480 Bourke Street is historically significant as a reminder of the area known as Law Courts Place between Bourke, Little Bourke, William and Queen Streets. This area was occupied by lawyers offices prior to the Law Courts and the focus of the legal fraternity shifting to the William and Lonsdale Street corner and serves as a reminder of this activity. Erected in 1925, it is historically significant as purpose-built premises constructed to house barristers' and solicitors' rooms, and used by those professions through until the 1970s. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

480 Bourke Street is an example of a mid-level commercial building from the interwar period when structural steel and reinforced concrete framing became popular building materials. It

is representative of the commercial development that occurred in Melbourne in the interwar years and retains a high level of integrity at the upper levels. The building is a good example of the Interwar Georgian Revival style, which was popular for commercial buildings of a modest scale and for professional suites or chambers. (Criterion D)

480 Bourke Street is aesthetically significant for its formal and symmetrical façade with a decorated parapet with a deep cornice and dentil row. The integrity of the upper levels is maintained by the three identical window openings with moulded architraves and nine-paned steel windows at each floor. Other attributes associated with the style are deep cornice and sill brackets of the mid-level windows. and the separation of the upper level from the ground level façade by the entablature below the window line of the second floor. (Criterion E)

The building is also significant for its association with Melbourne law firm, Smith and Emmerton, who operated under that name from 1845 to 1998, and Victorian Premier from 1972 to 1981, Rupert Hamer, who was an active partner in the firm after his return from World War Two to 1968.(Criterion H)

Former Victorian Amateur Turf Club (HO1241)

482-484 Bourke Street, MELBOURNE



Statement of Significance

What is Significant

The four-storey commercial building at 482-484 Bourke Street, constructed as the office of the Victorian Amateur Turf Club in 1926, is significant.

How is it Significant

482-484 Bourke Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative example of a commercial building from the interwar period. It has research value as an archaeological site.

Why is it Significant

482-484 Bourke Street is of historical significance for its association with the history of horseracing in Victoria and as the clubrooms of the Victorian Amateur Turf Club Pty Ltd, later known as the Melbourne Racing Club, for over 30 years. The Victorian Amateur Turf Club commenced in 1876 with several thoroughbred enthusiasts gathering to discuss ways of providing opportunities for amateur riders to compete in the field of horseracing. The building, constructed in 1926 and designed by architect Albion H Walkley is significant for its association with engineering company, the Reinforced Concrete and Monier Pipe Constructions Co Pty Ltd, headed by Sir John Monash, who added a concrete room to the roof in 1927 and made other alterations to the building, again to a design by Walkley, in 1937. 482-484 Bourke street is also of historical significance for its association with the National Bank of Australasia, who occupied the building from 1956 to 1980. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

482-484 Bourke Street is an example of a mid-level commercial building from the interwar period. It is representative of the commercial development that occurred in Melbourne in the interwar years when a jump in tall building construction in the central city was made possible by the use of structural steel and reinforced concrete framing. In response to this technical possibility, the height limit of 40 metres was imposed by the City of Melbourne in 1916. 482-484 Bourke Street represents conservative classical revival styling applied to the relatively new typology of the medium- tall building. (Criterion D)

482-484 Bourke Street is aesthetically significant for its characteristics of the classical revival style, where classical elements are used but arranged in a less formal and restricted manner than in previous eras. The building remains largely intact, with the form and detailing remaining from the interwar period. These features include the composition of the façade arranged as a base, shaft and cornice in the style of a Renaissance palazzo. Aesthetic significance is derived from the rhythm of the façade where vertical piers divide the façade into bays inset with steel framed windows with crossed mullions to the upper sections. Centrally located is the balconette is located across the central bay providing a central focal feature. (Criterion E)

Apartment building (HO1265)

13-15 Collins Street, MELBOURNE



Statement of Significance

What is Significant

The apartment tower at 13-15 Collins Street, built in 1970, and designed by émigré architect Kurt Popper is significant.

How is it Significant

13-15 Collins Street is of local historical and aesthetic significance to the City of Melbourne. It is also a representative example of a high-rise residential apartment building, is significant for its association with émigré architect Kurt Popper. The place also has research value as an archaeological site.

Why is it Significant

13-15 Collins Street, constructed in 1970, is historically significant as one of the first wave of high-rise residential apartments constructed in the Melbourne CBD from the late 1960s, before the introduction in 1971 of a policy that limited the primary growth in Melbourne's housing supply to concentric rings around the fringe of the city. Even after 1974, when the City of Melbourne introduced a policy to encourage residents back to the city, it was mostly offices and retail spaces that were constructed in the CBD. In addition, high-rise city apartment living was not popularly embraced by the public in the late 1960s and 1970s. Marketed as a glamorous and convenient lifestyle, the apartments at 13-15 Collins Street, initially slow to sell, were one of Melbourne city's first and most luxurious blocks of strata title ('own-your-own') residential apartment blocks. (Criterion A)

13-15 Collins Street is significant as a representative example of a new building typology that emerged in the CBD in the late 1960s and early 1970s – the modern high-rise

residential apartment building. The building at 13-15 Collins Street demonstrates key characteristics of its type. It was constructed as a modern curtain walled building, with a podium at the lower level accommodating retail and commercial spaces, and luxury residential apartments located in a recessed tower section. Residential accommodation included modern technologies such as individually controlled heating and cooling systems and security systems, access to communal recreation facilities located at the base of the apartments, basement car parking, and concierge/caretaker services. The modern character of the building and the deliberate promotion of it as a base for a glamorous modern lifestyle are characteristics of the type that contributes to the understanding of Melbourne as a modern city in the post-war period. (Criterion D)

13-15 Collins Street is distinctly modernist in its form and aesthetic. The building is cubic in form and squared/rectangular in plan. It is constructed with a concrete structural frame and a curtain wall facing Collins Street. The front façade is divided into a grid pattern determined by the intersection of vertical and horizontal bays, all clad in brown brick. Masonry balconies project forward on each floor at each edge of the building. At regular intervals, the balconies extend over two bays, creating a rhythmic pattern up the façade. The arrangement varies slightly at the top two levels (which likely correspond with penthouse apartments) where the masonry balcony spans the entire frontage. This 'featurist' arrangement is characteristic of the work of Kurt Popper. (Criterion E)

The building at 13-15 Collins Street was designed by émigré architect Kurt Popper who brought European ideas about living in the city to the Melbourne CBD. Popper designed a number of residential apartment buildings in the Melbourne CBD including the six-storey 'Crossley House' (1967), which is known as the first modern residential block in Melbourne. (Criterion H)

Praemium House, former Atlas Assurance building (HO1008)

404-406 Collins Street, MELBOURNE



Statement of Significance

What is Significant

The former Atlas Assurance building, now Praemium House at 404-406 Collins Street, completed in 1958-1961 by H. Garnet Alsop, is significant.

How is it Significant

404-406 Collins Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative post-war modern office building.

Why is it Significant

404-406 Collins Street is historically significant as a part of the post-war development the rapid growth of the insurance architecture of the 1950s-1960s, continuing the expansion of large companies opting for construction and naming rights of new city office buildings as a form of promotion and fund investment, and cementing Melbourne's pre-eminent role in the state for financial institutions. The Atlas Assurance Co Ltd is significant historically as a good reflection of the growth of insurance and assurance companies in Victoria during the 1950s-60s resulting in many company named buildings erected. A related object, the Federation-era statue of Atlas is historically significant as an artefact from the previous building that occupied the same site, the Mutual Assurance Society of Victoria. (Criterion A)

404-406 Collins Street represents architecturally a more adventurous expression by architects in the 1950s to create lively effects by combining curtain walling with solid spandrels of masonry, coloured glass or enameled metal sheeting in an otherwise conventionally modernist glass-and-metal curtain wall. With its marble spandrel panels, this building makes a transition from the all-glass wall to the pseudo structural reconstructed stone and precast concrete facades of the 1960s and later. (Criterion D)

Aesthetically the building presents a sealed aluminium-framed curtain wall just a few years after the first multi-storey glass box was built in Australia. The use of stone on the curtain wall and granite at the base of the building emulated in a modern manner the stone clad classical facades favoured previously by financial institutions. Attributes of the building that demonstrate aesthetic value include the façade curtain wall system with anodised aluminium frames with marble spandrels and 'Polyglass' double glazed polished plate windows, all of which were remarked upon in the architectural periodical Cross-section. (Criterion E)

Royal Insurance Group building (HO1010)

430-442 Collins Street, MELBOURNE



Statement of Significance

What is Significant

The Royal Insurance Group building at 430-442 Collins Street completed in 1966 and designed by Yuncken Freeman architects is significant.

How is it Significant

430-442 Collins Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative modern office building.

Why is it Significant

The Royal Insurance Group 430-442 Collins Street is historically significant as a part of the post-war development the rapid growth of the insurance architecture of the 1950s-1960s, continuing the expansion of large companies opting for construction and naming rights of new city office buildings as a form of promotion and fund investment, and cementing Melbourne's pre-eminent role in the state for financial institutions. The Royal Insurance Group is significant historically as a good reflection of the growth of insurance and assurance companies in Victoria during the 1950s-60s resulting in many company named buildings erected. It is historically significant as part of the expression of architectural style through a structural approach to the façade replacing the glazed curtain wall or combination of glazing and solid spandrels. (Criterion A)

430-442 Collins Street is amongst a group of late Modern office towers, many of which were designed by Yuncken Freeman during the 1960s that used a standardised and repetitive nature of the construction system to create aesthetic effects and individuality. These efforts were continually awarded by the then Royal Australian Institute of architects throughout this

time. The Royal Insurance Group building is a fine example in its class, having retained most of its external integrity. (Criterion D)

430-442 Collins Street is aesthetically significant for its attributes that include the black granite pre-glazed concrete panels that are expressed in the façade as component parts, its podium level expressed in tall glazing in front of a mezzanine level and carried on pilotis. The aesthetic value of the building is expressed through its highly repetitive façade reflecting the construction system but exploiting this through refined detailing of the jointing design. (Criterion E)

Warehouse (HO1245)

1-5 Coverlid Place, MELBOURNE



Statement of Significance

What is Significant

The former warehouse at 1-5 Coverlid Place Melbourne, constructed in two stages from 1871-1921 is significant.

How is it Significant

1-5 Coverlid Place is of historic, representative and aesthetic significance. The place also has research value as an archaeological site.

Why is it Significant

1-5 Coverlid Place is of historical significance as an early store built for hotel use and later added to and adapted for use as offices and a meeting room by the Total Abstinence Society in the 1920s and used by them until c1960. 1-5 Coverlid Place was constructed as two buildings: the first, a store built as a rear storage for the Australia Felix Hotel in 1870-71; and the later building constructed c1920, by which year both buildings were owned by the Total Abstinence Society, which operated the Temperance Hall at 170-172 Russell Street. It demonstrates the changing uses of the central city area between the mid-Victorian period and the early interwar period through its two parts. Since the demolition of the Temperance Hall for Total House it remains as a strong reminder of a largely forgotten organisation dedicated to social reform through abstinence with alcohol. This is evident in the documentary record as well as the c1920 part of the building that was constructed for the Total Abstinence Society. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological

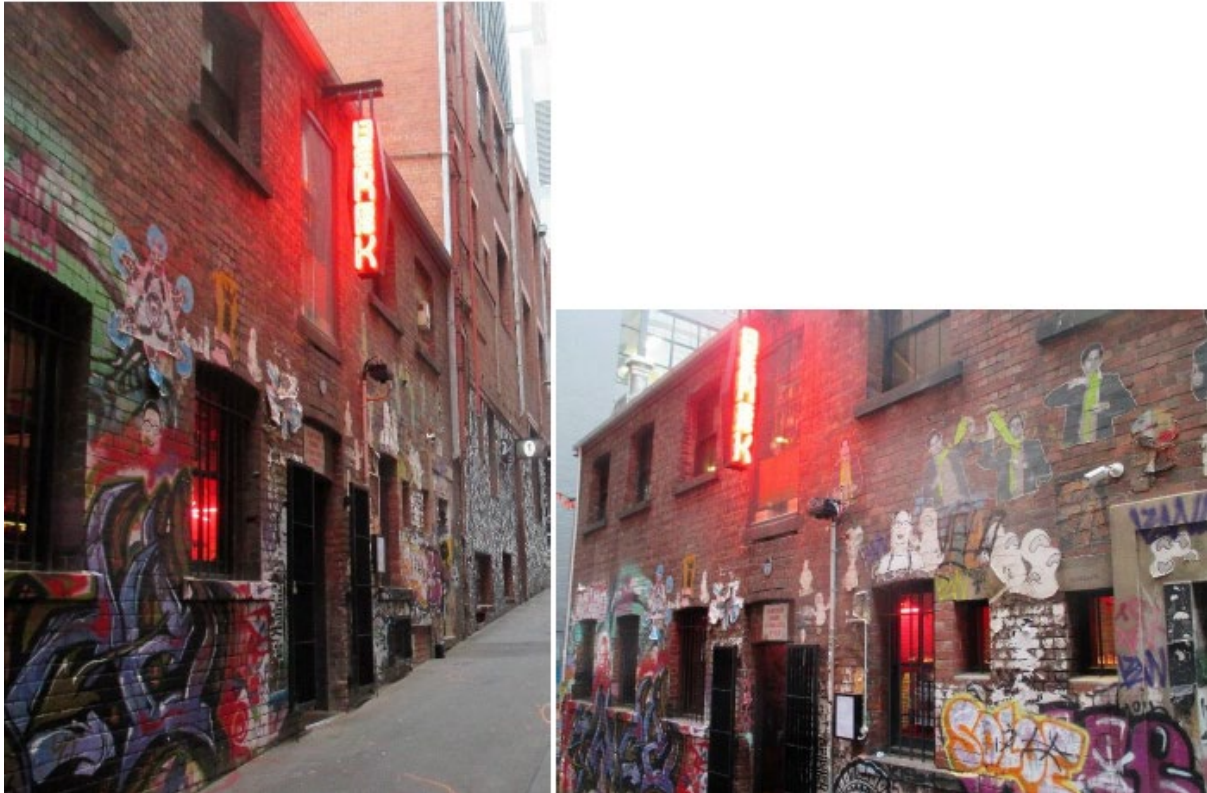
deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

1-5 Coverlid Place is representative of the warehouses and industrial buildings in Melbourne. Although their original use is now largely redundant, these industrial buildings demonstrate Melbourne's urban development pattern from the Victorian period through to the 1940s, and often define their laneway settings, contributing to the human scale of the central city. This is evident in their physical form and use of traditional brick and stucco walls and two to four storey scale. (Criterion D)

1-5 Coverlid Place is aesthetically significant for its laneway location situated between Coverlid Place and Golden Fleece Alley, constructed in two stages with zero setback from each laneway. The building maintains a legibility of form and materials, pattern and size of window and door openings, although these are somewhat altered over time. While the face brick has been painted, rendered wall surfaces are unpainted and reflect traditional small window patterning of the nineteenth century. (Criterion E)

Warehouse (HO1267)

11-15 Duckboard Place, MELBOURNE



Statement of Significance

What is Significant

11-15 Duckboard Place, built c.1885-87 as part of the Corporation Yard for the City of Melbourne and subsequently used as a storage warehouse and manufacturing factory, is significant.

How is it Significant

11-15 Duckboard Place is of local historic significance to the City of Melbourne and is a rare example of early purpose-built local government building in the City of Melbourne. Architecturally it is part of a small group of remaining nineteenth century warehouses in the City of Melbourne. It also has potential value as an historic archaeological place.

Why is it Significant

The site at 11-15 Duckboard Place is historically significant as part of the fourth Hoddle Grid land sale in 1839, and as a commercial site from as early as 1877. (Criterion A)

The building at 11-15 Duckboard Place is historically significant for its association with local government in the City of Melbourne from the late 1880s to 1906 and the manufacturing industry from the early 1920s. In c.1885-87, a corporation yard, including a store for council equipment and workshops for council staff, was constructed on the site for the Melbourne City Council. The current brick structure at 11-15 Duckboard Place is therefore presumed to be a warehouse/storage facility associated with the Corporation Yard and an early purpose-built local government building in the City of Melbourne.

11-15 Duckboard Place is historically significant for its later use as a factory and warehouse. It is significant for its demonstration of the clothing and textile trade that was focussed in the Flinders Lane area. Hawthorn builder, Henry Henningsen, who owned the site in the period 1906-14, constructed a new entrance on the north elevation of the brick warehouse and reduced the floor levels to single-storey. From the mid-1920s to the 1940s, the building was used by Denniston and Co Pty Ltd, clothing manufacturers, an industry that employed high numbers of women. By the late 1940s, another entrance had been built near the northeast corner of the building, and a second-storey and stairwell had been added to the structure. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The brick warehouse at 11-15 Duckboard Place is representative of the small brick warehouse type built in the laneways and backstreets of the city. These buildings were often used to support the commercial and industrial activities associated with various enterprises and organisations. In this case, the building was used to support the activities of the Melbourne City Council. Many of the 1940s features were retained at the time of the building's conversion to a restaurant in 2013. (Criterion D)

11-15 Duckboard Place is aesthetically significant for its contribution to laneway character and its utilitarian design in red brick that complements adjacent buildings. (Criterion E)

Excelsior House, former Excelsior Chambers (HO1246)

17-19 Elizabeth Street, MELBOURNE



Statement of Significance

What is Significant

17 Elizabeth Street, built in 1885 and extended and refaced in 1925, is significant.

How is it Significant

17 Elizabeth Street is of local historic and aesthetic significance to the City of Melbourne. It is also a representative interwar commercial building. The place also has research value as an archaeological site.

Why is it Significant

17-19 Elizabeth Street is of historical significance for representing key phases in Melbourne's retail and manufacturing development during the boom years of the 1880s and the 1920s. Built for Thomas Patrick Fallon, speculator and Consul for Chile in Victoria and Consul-General for Columbia in Australasia in the early 1890s, 17-19 Elizabeth Street was one of three adjacent buildings designed by architect William Salway: the subject building (1885); 21-23 Elizabeth Street (1890); and 25 Elizabeth Street (1889). 17-19 Elizabeth Street is also significant for its association with the Shamrock Club, established in 1850 to provide an opportunity for Irish migrants to meet, which occupied the building from 1902 to c1919. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

17 Elizabeth Street contributes to the fine grained urban form of the central city and the retail core of the Hoddle Grid through its small footprint and seven storey height. In its altered form with the two additional storeys it is a good example of an interwar Commercial Palazzo building where the façade is divided into a base, shaft and cornice, much like a Renaissance

palazzo. The scale, however, was greatly enlarged, with the shaft stretching up to 10 storeys. (Criterion D)

17 Elizabeth Street is of aesthetic significance for its combination of Victorian and interwar façade which demonstrates characteristics of a rusticated base with four rounded arched window openings on the first level and a deep decorative palazzo style cornice along the upper edge of the parapet. Further characteristics include the vertical rendered piers that run the full height of the upper façade and divide it into three vertical bays, regularly arranged rectangular windows with spandrels below, and balconettes to the outer edges of the upper level. The cantilevered verandah canopy contributes to aesthetic significance and raises the level of integrity of no.17. The overall effect is of a strong vertical presentation, accentuating the height of the building. Aesthetic significance is also attributed to no.17 as part of the group of three adjacent buildings by William Salway. (Criterion E)

Former Universal House (HO1247)

25 Elizabeth Street, MELBOURNE



Statement of Significance

What is Significant

25 Elizabeth Street, a five-storey commercial building designed by architect William Salway and built in 1889, is significant.

How is it Significant

25 Elizabeth Street is of local historic and aesthetic significance to the City of Melbourne. It is a representative example of a mid-level commercial building from the late nineteenth century. It has potential research value as an archaeological place.

Why is it Significant

25 Elizabeth Street is of historical significance for representing a key phase in Melbourne's retail development during the boom years of the 1880s. Built in 1889 for Celia Hordern, the wife of merchant William Hordern, 25 Elizabeth Street was one of three adjacent buildings designed by architect William Salway: the subject building (built 1889); 21-23 Elizabeth Street (built 1890); and 17-19 Elizabeth Street (built 1885). 25 Elizabeth Street is significant for its association with the Hordern Australian retailing dynasty, who operated stores and other ventures in Australia from 1844 until 1970. The building continued to be owned by members of the Hordern family over an 80-year period until its sale in 1956. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

25 Elizabeth Street contributes to the fine grained urban form of the central city and the retail core of the Hoddle Grid through its small footprint and five-storey height. In its altered form with the stripped back façade it is still legible as a Boom style Victorian building. It is a representative example of a mid-level commercial building from the late nineteenth century. (Criterion D)

25 Elizabeth Street is aesthetically significant for its form and while some of the façade detail is missing, the building is recognisable as a late Victorian building. Attributes include the remaining 1880s decorative stucco detail and the first-floor windows. Aesthetic significance is also attributed to no.25 as part of the group of three adjacent buildings by William Salway. (Criterion E)

Swiss Club of Victoria (HO1270)

87-89 Flinders Lane, MELBOURNE



Statement of Significance

What is Significant

87-89 Flinders Street, now used by the Swiss Club of Victoria but built as a warehouse and manufacturing premises in 1906 is significant.

How is it Significant

87-89 Flinders Street is of local historic, and aesthetic significance to the City of Melbourne. It also has representative value for its use and architectural style and has potential value as an historic archaeological place.

Why is it Significant

The site of 87-89 Flinders Street is historically significant as part of the fourth Hoddle Grid land sale in 1839, and as a residential site as early as 1866 until 1905 when it was redeveloped for the current building (Criterion A).

The present building at 87-89 Flinders Lane, built in 1906, is historically significant for its association with manufacturing in the City of Melbourne. As a factory and warehouse for clothing importers and manufacturers Britannia Tie Co and P C Warland Pty Ltd until 1921, the building was an integral part of the clothing industry of Flinders Lane. This use was continued after the fire that destroyed the top floor, with tenants Parisian Mantle Manufacturers, J Sackville and Dyer and Phillips occupying the building from 1922. Historically, manufacturing in the clothing industry was one of the few opportunities provided for women to work outside the home. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources that may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

87-89 Flinders Lane is a representative example of an early twentieth century warehouse and manufacturing premises; a land-use and building typology once more common in the

City of Melbourne. It is also a fine example of the work of prominent commercial architects H W and F B Tompkins a leading commercial firm who made a substantial contribution to the Melbourne city centre from the late 1890s to the 1950s with their work for Myer, for the Australian and Commercial Travellers Associations, and at Centreway Arcade. They were the first architects in Melbourne to implement modern methods of steel frame construction and reinforced concrete in 1911. In 1913, the firm's association with Sidney Myer began with a warehouse building in Bourke Street, the first of many Myer commissions. Flinders Lane is a fine example of their American Romanesque style as applied to commercial buildings. (Criterion D)

Aesthetically, 87-89 Flinders Lane is significant as a highly visible three-dimensional three-storey urban form with both side elevations of plain red brick visible from the adjoining laneways. The façade has aesthetic significance for its three storey arches outlined in stucco mouldings and the deeply recessed windows with stucco spandrels of the upper two floors. (Criterion E)

Former Bank of New South Wales (HO1292)

137-139 Flinders Lane, MELBOURNE



Statement of Significance

What is Significant

137-139 Flinders Lane, the former ES&A Bank of 1924 is significant for its contribution to the Flinders Lane East Precinct and as an individual place.

How is it Significant

137-139 Flinders Lane is of local historic, social and aesthetic significance. It is a representative example of an interwar bank and the site has research value as an archaeological place. It has potential social value.

Why is it Significant

The former ES&A Bank at 137-139 Flinders Lane is historically significant as a demonstration of the recovering city economy after the depression of the 1890s. This time, which saw many banks close, was followed by a sustained recovery period from the early 1900s until the late 1920s, helped by Melbourne's brief role as the nation's capital until 1913. The lettering to the building 'Bank of New South Wales' is part of its historic significance, identifying one of its former owners and uses. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

137-139 Flinders Lane is a notable example of an interwar bank. Like many other banks of the period it adopts a revival style, however more unusually it employs the Gothic rather than the more common Greek or Renaissance revival. While it is conservative in this approach, adopting a nineteenth century style, this is expressed through materials of reinforced concrete, a relatively new construction material. The building has a high integrity in its external form and features when compared with like examples, especially 615-623 Collins

Street (HO1013) and 351-357 Elizabeth Street (HO1019), and also contributes to the Flinders Lane Precinct. (Criterion D)

137-139 Flinders Lane is aesthetically significant for its contribution to the Flinders Lane East Precinct and its contribution to Oliver Lane where the basement, as it follows the slope is lit from pavement level windows. Characteristics of the place include the symmetrical composition to the front elevation, central gothic arched entrance and recessed entry with a set of marble steps. Aesthetic significance is derived from the manner in which reinforced concrete is moulded and articulated to form features of the Gothic style. This is evident in the windows and their hood mouldings and the moulded spandrel panels beneath the top floor windows. (Criterion E)

The former ES&A Bank, now Flinders Lane Gallery has potential social significance for its long association with the clientele of the current gallery and previously as the Bank of New South Wales, both serving as places of social congregation and exchange. (Criterion G)

Former Gordon Buildings (HO1271)

384-386 Flinders Lane, MELBOURNE



Statement of Significance

What is Significant

The Gordon Building (former) at 384-386 Flinders Lane, completed in 1885 (with additions completed in 1888), designed by architect Frederick Williams, is significant.

How is it Significant

The Gordon Building (former) is of local historic and aesthetic significance to the City of Melbourne, research potential and associative significance to the City of Melbourne. It is a representative example of a late Victorian warehouse. It is also of significance for its association with biscuit manufacturer, Swallow and Ariell, and has potential value as an historic archaeological place.

Why is it Significant

The site of 384-386 Flinders Lane is historically significant as part of the 1837 land sales in the Hoddle Grid. (Criterion A)

The former Gordon Building at 384-386 Flinders Lane is historically significant for its association with office accommodation in the City of Melbourne. Built by biscuit manufacturer, Swallow and Ariell, the Gordon Building was constructed in 1885 to house offices. Designed by architect Frederick Williams and constructed by Harry Lockington, it is likely that the Gordon Building was initially built as a two-storey building with a semi-basement. In August 1888, tenders were invited for two additional storeys and alterations by architect Frederick Williams. The building housed 44 offices in 1890. (Criterion A)

As one of the highest buildings in the block at the time, the Gordon Building had the benefit of natural light, and early tenants included an architect and number of artists. The building is significant for its association with prominent Australian painters Arthur Streeton, Charles Conder and Charles Douglas Richardson, who were involved in the milestone exhibition 9 x

5 Impression in 1889, and who had studios in the Gordon Building in 1890. (Criteria A and H)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

384-386 Flinders Lane is a fine example of Italianate/Renaissance Revival style building from the late Victorian era, well-compared to former warehouses at 392-396 Little Collins Street and 130-132 Flinders Street (HO1036) in terms of its scale and stylistic expression and is an elaborate representative of an early office/residential block type in CBD. (Criterion D)

Built in two stages, the distinctive four storey (plus basement) building has an integrated 'Italianate' façade resulting from the cohesive arrangements of elements such as the decorated parapet, the arched window openings, and the moulded cornices. (Criterion E)

The former Gordon Building at 384-386 Flinders Lane is significant for its association with architect Fredrick Williams, who commenced practice as an architect in 1869. Williams became a councillor (1875-1886) and mayor (1880) of Sandridge Council (Port Melbourne). Williams designed many buildings in Port Melbourne including Excelsior Hall, the Holy Trinity Church Hall and Graham's Family Hotel. He also designed the extension to Swallow and Ariell's biscuit factory on the corner of Rouse and Stokes Streets, Sandridge (Port Melbourne) as well as its office and counting house on the opposite side of Stokes Street. Williams was chosen as Sandridge Council's representative on the Melbourne Tramways Trust and served in that capacity until 1886, when he retired from council. He was appointed architect to the Modern Permanent Building Society in 1883. (Criterion H)

Dreman Building (HO1272)

96-98 Flinders Street, MELBOURNE



Statement of Significance

What is Significant

The 'Dreman Building' at 96-98 Flinders St, built in 1915, is significant.

How is it Significant

The 'Dreman Building' is of local historical and aesthetic significance to the City of Melbourne. Architecturally, it is significant as an early example of the evolution from a low-rise to mid- and high-rise cityscape in Melbourne CBD. It is of significance for its association with shoe manufacturer Williams the Shoemen Pty Ltd, and has potential value as an historic archaeological place.

Why is it Significant

The site of 96-98 Flinders Street is historically significant as part of the fourth Hoddle Grid land sale in 1839, and as a commercial site from at least 1877. (Criterion A)

The Dreman Building, built in 1915 at 384-386 Flinders Lane, is historically significant for its long association with retailing and warehousing in the City of Melbourne. With increased car ownership from 1915, the Dreman Building was occupied by a French tyre importer until 1920, in which year it housed the Rubber Trade Centre. In 1920, Ballarat firm, Williams The Shoemen Pty Ltd, purchased the building, which it used as retail headquarters and warehouse until 1954. Refurbishment of the building was undertaken in 2008 and 2012. Today the Dreman Building houses businesses and retail outlets. (Criterion A)

The site at 384-386 Flinders Lane is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The Dreman Building at 384-386 Flinders Lane is a six-storey warehouse built of brick that reflects the earlier stages of evolution from a low-rise to mid- and high-rise cityscape in Melbourne CBD. (Criterion D)

The Dreman Building at 384-386 Flinders Lane is an example of a six-level Federation/Edwardian era warehouse/commercial building built on a narrow city block. Primary aesthetic interest is derived from the façade detailing where engaged pilasters run the full height of the building and intersect with the decorative parapet to form a rectangular façade with a strong sense of verticality. The words 'Dreman Building' are inscribed on the frieze in an Art Nouveau style script. (Criterion E)

The Dreman Building at 384-386 Flinders Lane is significant for its association with Williams The Shoemen Pty Ltd, a shoe retailing company established by John Williams in Ballarat in 1860 as Williams the Shoeman. In 1895, sons Frank and Frederick Williams took over the business and registered it as Williams The Shoemen Pty Ltd in 1914. Williams The Shoemen purchased the Dreman Building in 1920, using the building as the headquarters and warehouse for its state-wide branch operations until 1954. When the company was bought out by Woolworths in 1969, it operated 460 stores. The shoe shops continued to operate as Williams The Shoemen until 2000. (Criterion H)

Former Sunday School Union of Victoria (HO1273)

100-102 Flinders Street, MELBOURNE



Statement of Significance

What is Significant

The Union Building at 100-102 Flinders Street, built for the Sunday School Union of Victoria in 1921, is significant.

How is it Significant

The Union Building at 100-102 Flinders Street is of local historic and aesthetic significance to the City of Melbourne. Architecturally, it is significant as an early example of the evolution from a low-rise to mid- and high-rise cityscape in Melbourne CBD. It is also of significance for its association with the Sunday School Union of Victoria, and has potential value as an historic archaeological place.

Why is it Significant

The site of 100-102 Flinders Street is historically significant as part of the fourth Hoddle Grid land sale in 1839 (Criterion A).

The Union Building at 100-102 Flinders Street is historically significant for its long association with commerce in the City of Melbourne. The building that preceded the current building was built in 1904

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for tea and coffee merchants, Edward Bros. Edward Bros continued to occupy the building until 1919, when it was purchased by the Sunday School Union of Victoria, who established offices in the building and also leased space to a furniture retailer and fabric manufacturer. In 1921, the current building was constructed after a large fire destroyed the 1904 building. The new building, known as the Union Building/s, continued to house Sunday School Union of Victoria offices until the early 1950s, as well as providing space for a fabric retailers, clothing manufacturers, who employed mostly female workers, professional offices, and from 1939,

the State Rivers and Water Supply Commission's Mechanical Branch. The building was refurbished and subdivided into a mix of residential and commercial units in 1996. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The Union Building at 100-102 Flinders Street is an important early Edwardian brick warehouse that represents commercial development of Melbourne at the turn of the twentieth century. It compares well with a later-built adjoining building at 96-98 Flinders Street, in terms of its height and the rhythm of the façade, reflecting the evolving cityscape from low-rise to high-rise. (Criterion D)

The Union Building at 100-102 Flinders Street is example of a six-level Federation/Edwardian era commercial building built on a narrow city block. Primary aesthetic interest is derived from the façade detailing where brick piers run the full height of the building and intersect with the decorative parapet to form a rectangular façade with a strong vertical emphasis. Horizontal bands of windows and rendered spandrels contrast with the vertical lines of the brick piers. (Criterion E)

The Union Building at 100-102 Flinders Street is significant for its long association with the Sunday School Union of Victoria, which was established in 1871. The Union instigated a wide program of religious education, including the establishment of a Children's Church in Collingwood for the 'neglected poor' (1876-1932); a Teacher Training College (1886 -1943), a union book depot and lending library established by 1903, and the formation of Sunday school unions in both metropolitan Melbourne and regional Victoria. The Union Building housed the headquarter offices of the Sunday School Union of Victoria from 1921 to the early 1950s. (Criterion H)

Epstein House (HO1274)

134-136 Flinders Street, MELBOURNE



Statement of Significance

What is Significant

Epstein House at 134-136 Flinders Street, built for clothing manufacturers the Epstein family in 1926, and designed by architect James A Wood is, significant.

How is it Significant

Epstein House at 134-136 Flinders Street is of historic and aesthetic significance to the City of Melbourne. Architecturally, it is significant as an early example of the evolution from a low-rise to mid- and high-rise cityscape in Melbourne CBD. It is also significant for its association with clothing manufacturer Louis Epstein and the Epstein family, and has potential value as an historic archaeological place.

Why is it Significant

The site at 134-136 Flinders Street is historically significant as part of the fourth Hoddle Grid land sale in 1839, and as a commercial site from at least 1877. (Criterion A).

Epstein House at 134-136 Flinders Street is historically significant for its association with the textile industry in the City of Melbourne. The six-storey building at 134-136 Flinders Street was erected in 1926 for tailor Louis Epstein, who had established a tailoring business in Melbourne in 1905. Designed by architect James A Wood of Temple Court, Melbourne, the six-storey reinforced concrete building was in the Neo-Greco style. Tailors Louis Epstein and Co occupied the ground floor, and a variety of tenants, many of them clothing manufacturers, leased the upper floors. Louis Epstein and Co continued to operate from Epstein House until 1994. Like other clothing and footwear factories, the Epstein family likely employed mostly women workers. Epstein House was refurbished in 1995 and subdivided into strata offices with retail established on the ground level. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological

deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

Epstein House at 134-136 Flinders Street is an important early inter-war warehouse that represents commercial development of Melbourne at the turn of the twentieth century. It compares well with the buildings at 96-98 Flinders Street and 100-102 Flinders Street in terms of its height and the styling of its façade and is part of the initial evolution from a low rise to high rise cityscape in the City of Melbourne. (Criterion D)

Epstein House at 134-136 Flinders Street is an example of a six-level inter-war era commercial building built on a narrow city block. Primary aesthetic interest is derived from the façade detailing where a glazed bay runs the full height of the upper façade, projecting out over the street level. Each floor has a band of four windows at the edge of the bay. Timber glazing bars are arranged in vertical and diamond patterning to give a distinctive character to the façade. The words 'Epstein' and 'House' are inscribed high on the front of the building. (Criterion E)

Epstein House at 134-136 Flinders Street is significant for its association with the Epstein family. Louis Epstein started as a tailor in Melbourne in 1905 and opened Epstein House in 1926 to house his growing clothing manufacturing business, Louis Epstein and Co, which his sons, Keith, Phillip and Garth, also joined. The business gained a reputation as bespoke tailors and uniform and equestrian clothing manufacturers, making most of the uniforms for the Victorian Police Force. The Epsteins were the first importers and retailers of Levi Strauss jeans in Australia. The Louis Epstein chain of fashion stores was established in the 1990s. (Criterion H)

CitiPower (formerly Melbourne City Council Substation) (HO1248)

23-25 George Parade, MELBOURNE



Statement of Significance

What is Significant

The electrical substation at 23-25 George Parade Melbourne, built in 1928 for the Melbourne City Council Electricity Supply Department as part of the augmentation of supply from the Victorian Railways power station at Newport, is significant.

How is it Significant

23-25 George Parade is of local historic and aesthetic significance. It is a representative example of substations and the site may have research value as an archaeological site.

Why is it Significant

The site of 23-25 George Parade, formerly occupied by a forge and later a garage and petrol station at historically significant for demonstrating the development of services provided to Melbourne's evolving private transport system. Constructed in 1887, the building operated as a shoeing forge to service horse transport from that year until 1920; in 1921 and 1923 the premises were altered to accommodate a garage and petrol station, which operated from the building, to service motor vehicles until 1931.

The electrical substation at 23-25 George Parade is also historically significant for its association with the development of Melbourne's electricity supply network established in 1894. In this year, the Melbourne City Council was the first metropolitan council to establish its own electricity supply and distribution network, which in turn facilitated the residential, commercial and industrial expansion of the city. The former substation is of historical significance as a substantial remnant of the 1930s infrastructure built by the Melbourne City Council as part of Melbourne's expanding electricity network. (Criterion A)

23-25 George Parade is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that

may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

23-25 George Parade is representative of an interwar substation similar to others at 28 Crossley Street, 21 Market Lane and 12-14 Guildford Lane. These buildings share a common history in the development of electricity supply in the City of Melbourne and an industrial aesthetic that contributes to the richness of building form and scale within the urban morphology of the Hoddle Grid Study Area. 23-25 George Parade is distinguished by its art deco styling as a result of its later date of construction compared with the above examples. (Criterion D)

23-25 George Parade is aesthetically significant for its form and scale, relating to the neighbouring two storey building at 27 George Parade. Attributes of the building are red brick walls and stucco to mouldings and the parapet. The building is enhanced by its pattern of openings across the facade, the concrete mouldings that protect the door openings and the steel framed windows that demonstrate care taken in their composition. Further attributes are the decorative stepped parapet with dark brickwork and central art deco motif in moulded brickwork. The building is enhanced by a high level of integrity, legible as a modest industrial building in a laneway landscape. (Criterion E)

Former Zander's No 2 Store (HO1268)

11 Highlander Lane, MELBOURNE



Statement of Significance

What is Significant

11 Highlander Lane, built 1854, is significant.

How is it Significant

11 Highlander Lane is of local historic and aesthetic significance to the City of Melbourne. Architecturally it is a rare remaining example of an early bluestone warehouse building and contributes to a distinctive warehouse streetscape in Highlander Lane. It also has potential value as an historic archaeological place.

Why is it Significant

The site of 11 Highlander Lane is historically significant as part of the third Hoddle Grid land sale in 1836 and as a commercial site since at least 1854 (Criterion A).

The former warehouse building at 11 Highlander Lane is historically significant for its association with shipping and warehousing in the City of Melbourne. The warehouse was built as part of what was to become an extensive store complex, located adjacent to Melbourne's first port, and near Spencer Street Railway Station when it opened in 1859. The former warehouse building at 11 Highlander Lane was commissioned by merchant H W Mortimer and erected by builders Taylor Southward and Co in 1854. From 1855 the building was occupied by Zander's Bonded Stores as No 2 Store. By 1896, Zander's Bonded Stores comprised a complex of six substantial warehouses that occupied most of the northern half of the block between Highlander Lane and King Street. Patrick John Doyle became the new owner-occupier of this and other nearby stores in 1903. No 2 and No 6 Stores were amalgamated in the 1950s to form today's building. The loading gates on each level of the 11 Highlander Lane façade were converted to windows with balustrades some time between 1977 and 1985. After being separated from 22-24 King Street in the 1980s, the subject building became addressed as 6-8 Highlander Lane, then readdressed as 11 Highlander

Lane in the 1990s. Now known as Rutherglen House, the building was converted to a private residence and a social club in the 1980s, with more storeys added. (Criterion A)

The former warehouse building at 11 Highlander Lane provides a rare opportunity to understand the relationship between the early commercial warehouses and the port. It is a reminder that the area was once a hive of shipping activity which was integral to the economic success of early Melbourne. (Criterion B)

The site at 11 Highlander Lane is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

Highlander Lane is a fine example of an early bluestone warehouse within the City of Melbourne that links the city with its maritime past, once commonly observed in the historical commercial and industrial area centring around Highlander and Stubbs Lane during the late nineteenth and the early twentieth century. (Criterion D)

11 Highlander Lane retains the characteristics of an early bluestone warehouse with face bluestone walls, and a rendered parapet. The simplicity in form and detailing is typical of this utilitarian building type, with main interest derived from the symmetrical arrangement of window and door openings and the massive bluestone construction. (Criterion E)

Warehouse (HO1269)

11A Highlander Lane, MELBOURNE



Statement of Significance

What is Significant

11A Highlander Lane, built between 1903 and 1910, is significant.

How is it Significant

11A Highlander Lane is of local historic significance to the City of Melbourne. Architecturally it is an example of an early twentieth century brick warehouse building and contributes to a distinctive warehouse streetscape in Highlander Lane. It also has potential value as an historic archaeological place.

Why is it Significant

The site of 11A Highlander Lane is historically significant as part of the third Hoddle Grid land sale in 1836 and for its association from at least 1896 with shipping and warehousing in the City of Melbourne. (Criterion A)

The warehouse building at 11A Highlander Lane is historically significant for its association with warehousing in the City of Melbourne. The former warehouse, located near Melbourne's wharf trade, was built between 1903 and 1910 on land owned by Patrick John Doyle. Doyle purchased the land in 1903 from Zander's Bonded Stores, who had used the site for a storage yard from c.1896 in association with its substantial warehouse complex in King Street. Later users of the building in the 1920s included Pitt P Dixon, sack merchant, and Gippsland and Northern Co-operative Co Ltd. The building was refurbished and converted to a nightclub in 1997. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

11A Highlander Lane is part of a distinctive warehouse streetscape in Highlander Lane. It is a representative example of a brick warehouse, once commonly observed in the historical commercial and industrial area around Highlander Lane and Stubbs Lane during the late nineteenth and the early twentieth century. (Criterion D)

Former Melbourne Shipping Exchange (HO1250)

25 King Street, MELBOURNE



Statement of Significance

What is Significant

The four-level commercial building at 25 King Street, completed in 1889, is significant.

How is it Significant

25 King Street is of local historic significance and aesthetic significance to the City of Melbourne. It is also a representative example of a commercial building from the late Victorian period and has associative significance.

Why is it Significant

25 King Street is of historical significance for its associations with Melbourne's foremost late nineteenth and early twentieth century shipping line, the Melbourne Steamship Company, and with Melbourne's early river located port and the almost forgotten interstate shipping trade. It is also significant for its ownership by the Alston family. Mary Alston was an avid and renowned philanthropist; a zealous worker for the Red Cross, member of the Lyceum Club, president of the Women's Hospital and Loreto Free Kindergarten, as well as patroness of the central executive of St Vincent's Hospital and a vice-president of the Victoria League. Mary's husband, manufacturer and

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inventor James Alston, was one of Australia's leading nineteenth century industrialists. Alston was important for his development work on agricultural machinery, particularly farm windmills for supplying drive power to sawmills, shearing plants and other rural machinery. (Criterion A and Criterion H)

25 King Street is a fine example of an Italianate/Renaissance Revival style commercial building from the late Victorian era. It compares well to 384-386 Flinders Lane, having been designed by the same architect but with more elaborate detailing. It also compares well to

392-396 Little Collins Street in terms of the detailing which includes a rusticated base and a similar level of decoration to the upper floors. (Criterion D)

25 King Street exhibits key characteristics of the Italianate/Renaissance Revival style, including a cohesive arrangement of classical elements such as a decorated parapet, moulded cornices, arched and squared window openings, a rusticated base, and engaged pilasters. (Criterion E)

Turn Verein Hall, later Grand United Order of Oddfellows Hall (HO1275)

30-34 La Trobe Street, MELBOURNE



Statement of Significance

What is Significant

The Turn Verein Hall, later the Grand United Order of Oddfellows Hall, at 30-34 La Trobe Street, built in 1871 (with façade completed in 1874), is significant.

How is it Significant

The Turn Verein Hall, later the Grand United Order of Oddfellows Hall is of local historical, social and aesthetic significance to the City of Melbourne. Architecturally, it is significant as a Classically- styled grand public building. It is also of significance for its association with German migration in the 1830s, the subsequent formation of the Deutscher Turn Verein Society (1860s), and later, for its association with the Grand United Order of Oddfellows. It also has potential value as an historic archaeological place.

Why is it Significant

The bluestone building at 30-34 La Trobe Street is historically significant for its association with the cultural life of the City of Melbourne and for demonstrating the engagement of German migrant settlers in the process of creating cultural institutions. It was erected in 1871 for the German social club, the Melbourne Deutscher Turn Verein Society, by builder Joseph Dean after a fire in 1866 destroyed the Society's former premises. The façade of 30-34 La Trobe Street was completed in 1874 by another builder, Edward Bennett, who had been commissioned in 1872 to extend the hall. The building was used by German migrants for social events such as gymnasium and choir meetings until 1906, when the Society moved to new premises in Victoria Parade, East Melbourne. In 1906, the hall was sold to the Grand United Order of Oddfellows (GUOOF), who used the building for meetings and conferences until the 1960s. The building today houses the Sefton Apartments. (Criterion A)

30-34 La Trobe Street is significant as a Classically- styled building, part of the landscape of grand public architecture presenting a cohesive picture of solidity and permanence, and in line with Classical conventions. (Criterion D)

The building at 30-34 La Trobe Street is aesthetically significant for its largely intact, Classically-styled, rendered façade. The ground floor appears as a column base with detailing designed to represent a solid footing to the building. The middle two floors are more elaborately detailed with pilasters leading to an entablature, rounded arched window openings with key stones and various decorative cornice and rendered details. The top floor is designed as an attic floor, with banded rustication and small squared window openings. The leadlight windows are of interest although are unlikely to be part of the original design. (Criteria E)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

Turn Verein Hall is of potential local social significance for its long associations with two significant Victorians community organisations – Club Tivoli and GUOOF. Over a period of around 90 years, this building served as a place of congregation, supporting cultural, social, ritual and celebratory activities. Turn Verein Hall may represent important shared meanings for either or both of the organisations that continue today or for their members. The building may serve as a traditional connection back to the roots of either organisation and thereby contribute to a sense of collective identity. (Criterion G)

30-34 La Trobe Street is significant for its association with German migrants, who arrived in Melbourne from the 1840s, and who, in 1860, established a social club in Melbourne, the Melbourne Deutscher Turn Verein Society. In 1871, the building at 30 La Trobe Street was constructed for the Society for use as clubrooms; in 1906 the Society moved to different premises. 30 La Trobe Street is also significant for its association with the Grand United Order of Oddfellows, established in Australia in 1848 who, from 1906 until the 1960s, used the building as a meeting place. (Criterion H)

Shop (HO1276)

37 Little Collins Street, MELBOURNE



Statement of Significance

What is Significant

37 Little Collins Street, built c1906, and designed by architects H W and F B Tompkins, is significant.

How is it Significant

37 Little Collins Street is of local historic, representative and aesthetic significance to the City of Melbourne. It also has potential value as an historic archaeological place.

Why is it Significant

The site at 37 Little Collins Street is historically significant as part of the fifth Hoddle Grid land sale in 1839, and as a commercial site from at least 1888 (Criterion A).

The building at 37 Little Collins Street is historically significant for its association with retailing, warehousing and manufacturing in the City of Melbourne. The two-storey building at 37 Little Collins Street was erected c.1906 by builder W A Cooper to a design by architects H W and F B Tompkins. The first owner of the building in 1906 was a Miss Moss. From 1908 to 1920, the building was occupied by the Salvation Army tea depot. The tea branded 'Hamodava' was established by Salvationist Herbert Henry Booth in 1897, and the Hamodava Tea Company imported teas, coffee and cocoa to fund the Salvation Army's work in Australia and New Zealand. Until the early 1930s, the building was continuously leased to tea merchants. More recent occupiers of the building included E V Jones, printer, and R E Wilkinson, metal spinner. In 1977, the building was converted into a shop and upper floor office space, and was refurbished as a restaurant in 1995. (Criterion A)

The site of 37 Little Collins Street is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

37 Little Collins Street is a representative remaining example of a commercial building type from the early twentieth century period. The buildings are reasonably intact, with simple detailing still evident to the upper façade. The building at 37 Little Collins Street is significant for its association with architect brothers, H W and F B Tompkins, who established their architecture practice in Melbourne in 1898. By the early twentieth century, H W and F B Tompkins was a leading commercial firm. Their commercial work up to World War Two reflects the three influences popular at the time: the Romanesque style of the late nineteenth century; the Baroque Revival of the early 20th century; and the Moderne or interwar functionalist style of the 1930s. They were the first architects in Melbourne to implement modern methods of steel frame construction and reinforced concrete in 1911. In 1913, the firm's association with Sidney Myer began with a warehouse building in Bourke Street, the first of many Myer commissions. (Criterion D)

The building at 37 Little Collins Street is significant for its aesthetic qualities. The Federation era face red brick façade is largely intact at the upper level, with features including a wide semi-circular window opening, bordered with several courses of end bond brick work and a rounded rendered cornice; a marble spandrel; engaged brick piers running up each edge of the building and intersecting with a bricked parapet, feature rendered cornices. (Criterion E)

Former Wenley Motor Garage (HO1277)

39-41 Little Collins Street, MELBOURNE



Statement of Significance

What is Significant

The building at 39-41 Little Collins Street, built in 1919, is significant.

How is it Significant

The former Wenley Motor Garage at 39-41 Little Collins Street, is of local historic significance to the City of Melbourne. Architecturally it is significant as a warehouse from the early Interwar period.

It has research potential and representative significance to the City of Melbourne.

Why is it Significant

The site at 39-41 Little Collins Street is historically significant as part of the fifth Hoddle grid land sale in 1839. (Criterion A)

The building at 39-41 Little Collins Street is historically significant for its association with the clothing manufacturing industry, the provision of services for the motor car, and, after World War Two, the provision of office space in the City of Melbourne. The three-storey building at 39-41 Little Collins Street was built in 1919. From 1920, the building's upper storeys were tenanted by clothing manufacturers, who are likely to have employed mostly women workers. The ground floor was occupied by a motor garage in 1920 and was used by car-related businesses through until the 1950s. The building was converted to offices and retail in 1966, and the ground floor was refurbished and converted to a restaurant in 2001. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

With its simple form, 39-41 Little Collins Street represent the particular group of utilitarian brick warehouses constructed around the early Interwar period. Built in 1919. It is a good example in the area around the top end of Little Collins Street, where the streetscape has been considerably affected by large scale development. (Criterion D)

Shocko House, former Godfrey's Building (HO1255)

188-194 Little Collins Street, MELBOURNE



Statement of Significance

What is Significant

188-194 Little Collins Street, Shocko House, formerly known as Godfreys Buildings, built in 1901 and designed by architects Anketell Henderson as commercial office space is significant.

How is it Significant

188-194 Little Collins Street is of local historic, representative and aesthetic significance. It has potential research value as an archaeological place.

Why is it Significant

The building at 188-194 Little Collins Street, constructed in 1901, is historically significant for its demonstration of the development of the retail sector at that time, and the growth in manufacturing in the City of Melbourne in the 1920s. After its sale in 1927 and the addition of a fourth storey, the building was used by a number of garment manufacturers through until the 1940s. (Criterion A)

188-194 Little Collins Street is historically significant for its association with the development of Melbourne's electricity supply network from its inception in 1894. In this year, the Melbourne City Council was the first metropolitan council to establish its own electricity supply and distribution network, which in turn facilitated the residential, commercial and industrial expansion of the city. Purchased by the Melbourne City Council in 1959, 188-194 Little Collins Street is of historical significance as a substantial remnant of the 1950s infrastructure established by the council as part of Melbourne's expanding electricity network after the Russell Place substation was rebuilt in 1949 as a total underground substation.

Joined to the substation, the building accommodated the departmental activities of council's electric supply committee. This association is today reflected in the commonly used name for the building, Shocko House. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

188-194 Little Collins Street is highly representative of an Edwardian commercial warehouse and office building. This warehouse / commercial building demonstrates the type of building that was limited in height as a result of fire regulations. Its free classical style is part of the rich architectural expression of the late nineteenth and early twentieth century and the building exhibits a relatively high level of integrity. (Criterion D)

Shocko House is aesthetically significant for its well modelled and characteristic free classical façade using the contrasting materials of render and face red brick for the original three levels. It provides a strong urban edge to Russell Place as well as Little Collins Street. Aesthetic significance is derived from its scale and form, materials and highly articulated façade. At each level an ordering pattern of the three bays is accentuated through bold render details on face brick finish, emphatic vertical brick piers, terminating in arches at top. The ground level is significant for the form of the recessed entrances and the arched entry between the shopfronts. (Criterion E)

Warehouses (HO1278)

577-583 Little Collins Street, MELBOURNE



Statement of Significance

What is Significant

The buildings at 577-579 Little Collins Street, built in 1875, and 581-583 Little Collins Street, built in 1887, are significant.

How is it Significant

The two buildings at 577-579 Little Collins Street and 581-583 Little Collins Street are of local historic significance to the City of Melbourne. The buildings are significant as remaining representative examples of brick warehouse buildings from the Victorian period. They also have potential value as an historic archaeological place.

Why is it Significant

The site of 577-583 Little Collins Street is historically significant for its use in 1855 as part of the Immigration Depot, although no buildings were in existence at this time. (Criterion A)

The two co-joined three-storey buildings at 577-583 Little Collins Street are historically significant for their association with manufacturing and warehousing in the City of Melbourne. A three-storey flour mill was erected for Russell and Gillespie at 577-579 Little Collins Street in 1875 by builders Corkram and Co. A two-storey brick store was built in 1882 at the rear of 577-579 Little Collins Street (16-18 Francis Street), in association with the Gillespie flour mill, which closed c1887. The two buildings were interconnected by 1910. A three-storey warehouse was built c1887 at 581-583 Little Collins Street, next to the flour mill, and occupied by the Eureka Free Store of Dummett and Co until 1889, when the building was sold. A variety of merchants and importers occupied both buildings from the late 1880s. The facade of 581-583 Little Collins Street was altered in the mid-1920s. 577-579 Little Collins and 581-583 Little Collins Street were integrated in 1975 and developed into an office building, and later refurbished and converted to a night club in 1994. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The two co-joined three-storey buildings at 577-583 Little Collins Street have representative significance as remaining examples of brick warehouse buildings from the Victorian period. Whilst built several years apart and for different owners, the two buildings are complementary in form, scale and materiality. At the upper levels, 577-579 Little Collins Street retains much of its Victorian era detailing, while number 581-583 has characteristics of later styles following alterations to the façade in the 1920s. (Criterion D)

Commercial building (HO1279)

582-584 Little Collins Street, MELBOURNE



Statement of Significance

What is Significant

582-584 Little Collins Street, built in 1873 for William Welshman, Colonial Magistrate and St Kilda councillor, and designed by architects Crouch and Wilson, is significant.

How is it Significant

582-584 Little Collins Street is of local and historic aesthetic significance to the City of Melbourne. Architecturally it is a representative example of a two-storey commercial building from the mid-Victorian period. It is also of significance for its association with businessman, Colonial Magistrate and St Kilda councillor William Welshman, and with prominent architects Crouch and Wilson, and has potential value as an historic archaeological place.

Why is it Significant

The site of 582-584 Little Collins Street is historically significant as a site that has been used for mostly commercial enterprises since 1855. (Criterion A)

The two-storey commercial building at 582-584 Little Collins Street is historically significant for its association with commerce, manufacturing and warehousing in the City of Melbourne. The premises were erected in 1873 for owner William Welshman, colonial magistrate and St Kilda councillor. Designed by prominent architects Crouch and Wilson, the building was constructed by Linacre and Farnsworth. Welshman's commission agency was located in the building until 1877, with bitters and cordial manufacturer, Joseph Steane and Co, sharing the premises until the early 1880s. Watt and Co's print workshop occupied the building during the 1880s and 1890s, as did James Hardie and Co's leather factory. From the early 1900s through until the 1940s, the building housed the offices of numerous mercantile businesses. By 1948, an outbuilding had been expanded to two storeys and merged into the main building with a new interior access from the workshop spaces. The building was refurbished and converted to a bar and restaurant in 2001. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The building at 582-584 Collins St is of representative significance as a remaining example of a two-storey commercial building from the mid-Victorian period. (Criterion D)

The building at 582-584 Collins St is of aesthetic significance for its relatively intact Victorian-era façade. The quality of detailing to the façade is high for a building from the early 1870s, with this level of detailing more common in the later Victorian period. Details include a rusticated base at street level, a parapet wall with a heavy bracketed cornice and central pediment, a squared entry porch to one side of the building and a set of three rounded arched windows across the upper façade. Decorative mouldings and cornices are used across the façade. (Criterion E)

The building at 582-584 Little Collins Street is significant for its association with businessman, Colonial Magistrate and St Kilda councillor William Welshman who commissioned prominent architects Crouch and Wilson for the Union Bond Melbourne Storage Company, stores in King Street and Little Collins Street. The building at 582-584 Little Collins Street is also significant for its association with architects, Crouch and Wilson. Thomas James Crouch (1832/3-1889) was a pupil of Alexander Dawson, an officer of the Royal Engineer's Department, and as such, was one of the first architects to be articulated to a professional in Australia. Crouch commenced practice in Melbourne in 1854. In 1858 he was joined by Ralph Wilson to form the firm Crouch and Wilson, a partnership that lasted until 1881. Crouch, by himself, or with his partner Wilson, were involved in the design of approximately 40 Wesleyan Churches throughout Victoria, Tasmania and New Zealand. Crouch and Wilson also designed Victoria's largest nineteenth-century synagogue in Albert Street, East Melbourne (1877) and the Roman Catholic Church of the Immaculate Conception, Hawthorn (1867-9). The firm was involved in many secular commissions, including the Deaf and Dumb School, St Kilda Road, Melbourne (1866), the Homeopathic Hospital (later Prince Henry's Hospital), Melbourne (1882-5) and the Prahran Town Hall (1861). Crouch was a key player with Thomas Watts in establishing the Victorian Institute of Architects. (Criterion H)

Former Melbourne and Metropolitan Tramways Board Building (HO1280)

616-622 Little Collins Street, MELBOURNE



Statement of Significance

What is Significant

The building at 616-622 Little Collins Street, built in 1937 and extended in 1938-39 for the Melbourne Metropolitan Board of Works, is significant.

How is it Significant

The building at 616-622 Little Collins Street is of local historic and aesthetic significance to the City of Melbourne. It is also of significance for its association with architect Alan Gordon Monsborough who was architect for the Melbourne and Metropolitan Tramways Board (MMTB) in the 1920s and 1930s. It also has potential value as an historic archaeological place.

Why is it Significant

The site of 616-622 Little Collins Street is historically significant because it was occupied in 1840 by the camp of Captain William Lonsdale, the first Police Magistrate at Port Phillip, 1836-40. Lonsdale was appointed to act as magistrate and to carry out the general superintendence of the district. (Criterion A)

The current building at 616-622 Little Collins Street is historically significant for its association with the administration of tramways in the City of Melbourne. Formed in 1919, the MMTB took over existing cable tram company offices and electric tramway trust offices. However accommodation was not sufficient and new, larger administrative offices were required. The MMTB had acquired the block at the rear of the Melbourne Tramways and Omnibus Co in 1924. In 1937, a new MMTB headquarters building was erected in Little Collins Street at a cost of £57,000 to a design by its own architect A G Monsborough. The building housed the centralised management, administrative and design functions of the MMTB and was extended between 1938 and early 1939. The building served as the headquarters of the Board until it was subsumed into the Metropolitan Transit Authority in 1983. (Criterion A)

The site at 616-622 Little Collins Street is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain

relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The building at 616-622 Little Collins St is an intact and striking example of a large public utility building which combines elements of Moderne, stripped classical and art deco architecture. Features include a squared entry framed by brown marble faux Doric columns which sits below a cornice with the words "Melbourne Metropolitan Tramways Board" in a gilded font; vertical bands of piers inset with regular window and spandrel panels to the front facade, a setback roof profile with flagpole spire, brass entry doors and decorative metal panel gates. (Criterion E)

The building at 616-622 Little Collins Street is significant for its association with the MMTB architect in the 1920s and 1930s, Alan Gordon Monsborough. Monsborough produced a variety of work during his tenure, ranging from signal boxes and substations to tram depots and workshops. During his most productive period in the mid-1920s, Monsborough primarily used a stripped Greek Revival style well adapted to industrial settings, particularly for buildings such as tram depots and the bigger substations. Monsborough's last major work was the headquarters building of the MMTB, constructed at 616 Little Collins Street. Not completed until after his death, it is a rather subdued example of late 1930s Moderne architectural style, lacking the confidence of his earlier Greek Revival work. (Criterion H)

Residences (HO1296)

120-122 Little Lonsdale Street, MELBOURNE



Statement of Significance

What is Significant

The pair of houses at 120-122 Little Lonsdale Street, dated to 1872 and located within the Little Lonsdale Street Precinct is significant.

How is it Significant

120-122 Little Lonsdale Street is of local historic and aesthetic significance. It has rarity value and is of potential research value as an archaeological place.

Why is it Significant

The pair of houses at 120-122 Little Lonsdale Street is historically significant for its demonstration of less salubrious 'fringe' areas and where a working class residential precinct, of mostly Irish immigrants, which had emerged by the late 1840s and early 1850s in an area referred to as 'Little Lon'. The two houses at 120-122 Little Lonsdale Street have their origins in this period, with the current houses replacing earlier residences from the 1850s. (Criterion A)

120-122 Little Lonsdale Street is a rare example of residences in the central city. Although several other early examples exist (all with individual HOs) at 74 Collins Street, 330 King Street and 261 William Street and 215-217 Swanston Street (recommended for HO), nos.120-122 are unusual in their retention of the residential windows without conversion to a shop window or windows. They compare in period and style with the state -listed 17 Casselden Place of 1876. (Criterion B)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The pair of houses at 120-122 Little Lonsdale Street is aesthetically significant for their form and scale that complements the Little Lonsdale Street Precinct. Their simple and unadorned façade is reflective of early Victorian design and construction, as is the plain rendered wall surface with minimal mouldings to the parapet, sash windows and one remaining residential door onto the street. The facades are a reflection of the small houses which were once common in this part of the city. They contribute to an unusually cohesive early streetscape. (Criterion E)

Shops (HO1281)

470-472 Little Lonsdale Street, MELBOURNE



Statement of Significance

What is Significant

The pair of shops at 470-472 Little Lonsdale Street, completed in 1872, are significant.

How is it Significant

The pair of shops at 470-472 Little Lonsdale Street is of local historical significance to the City of Melbourne. The building is also a representative example of a small-scaled shop and residence type from the mid-Victorian period, and has potential value as an historic archaeological place.

Why is it Significant

The site and buildings at 470-472 Little Lonsdale Street are historically significant for their association with retailing and housing in the City of Melbourne from 1866. The two two-storey shops at 470-472 Little Lonsdale Street were constructed in 1872 by builder John Parry. The brick buildings were originally built as dwellings, but were tenanted with shops on the ground floor from the year of completion. These two storey shop buildings, once common in the central city, are historically significant for their ability to demonstrate the integrated nature of the central city with retailing and residential uses in the same building. Erected to serve as daily retail points, a number of surviving shops can be found in both main streets and smaller laneways. Whilst the use of upper storey residences became largely extinct, the ground floors of these examples continue to operate as commercial

outlets. The buildings represent the type of housing lived in by city dwellers in the 1870s. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The pair of shops at 470-472 Little Lonsdale Street is representative example of a small-scaled two-storey shop and residence type from the mid-Victorian period. The pair of buildings are reasonably intact, with simple Victorian detail still evident to the upper façade. (Criterion D)

470-472 Little Lonsdale Street is aesthetically significant for its upper floor mid-Victoria character with rendered masonry, cornice with dentil feature, scroll details, rusticated quoins, Victorian-era windows with moulded architraves and timber sashes. (Criterion E)

Residence (HO1282)

474 Little Lonsdale Street, MELBOURNE



Statement of Significance

What is Significant

474 Little Lonsdale Street, built in 1879, is significant.

How is it Significant

474 Little Lonsdale Street is of local historic and aesthetic significance to the City of Melbourne. It is a relatively rare remaining example of a small-scaled shop and residence type from the mid-Victorian period, and has potential value as an historic archaeological place.

Why is it Significant

The site at 474 Little Lonsdale Street is historically significant for it has housed a building of some kind since 1866. (Criterion A)

The building at 474 Little Lonsdale Street is historically significant as it covers the extent of two brick cottages, previously numbered 6 and 8 Park Street, both built in 1879 by builders Timmins and Kinniard. Located at the corner of Park and Little Lonsdale streets, the pair of houses opened to Park Street. Both houses at 6-8 Park Street were leased to tenants until the demolition of 8 Park Street in 1920. A brick warehouse was built in its place and joined with 6 Park Street to form a unified building with an opening to Little Lonsdale Street. It was then readdressed as 474 Little Lonsdale Street. The first tenants of the new building were Kimton and Jordan, chair manufacturers, and Josh Hubball, locksmith, who remained at 474 Little Lonsdale Street through to the 1940s. After 474 Little Lonsdale Street was damaged by

fire in 1977, it was restored and refurbished in 1990 to house a ground level bar and upper floor office. (Criterion A)

474 Little Lonsdale St is a rare example of early housing stock built within the city grid in the mid-Victorian period. While the building has undergone substantial changes to its use, orientation and appearance, it still retains the early residential form and elements of the mid-Victorian detailing to its upper façade. (Criterion B)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

474 Little Lonsdale Street is aesthetically significant for its moulded cornice, banded rustication, evidence of the entry door remains, with a bluestone threshold. The upper storey of the Little Lonsdale Street façade is significant for its rectangular window openings with simple moulded architraves. (Criterion E)

Shops and residences (HO1253)

53-57 Lonsdale Street, MELBOURNE



Statement of Significance

What is Significant

The row of shops at 53-57 Lonsdale Street, completed c.1880-81, is significant.

How is it Significant

The row of shops at 53-57 Lonsdale Street is of local historical, social and aesthetic significance to the City of Melbourne. It is also a representative example of a row of small scaled shops from the mid-late Victorian period. It also has potential value as an historic archaeological place and has associative significance.

Why is it Significant

53-57 Lonsdale Street is historically significant for its links with Melbourne Italian restaurateur families who conducted eating houses from the building from 1901 to 2001, including the Rinaldis (1901-12), the Molinas (1922-51), and the Triacas (1964-84). The building is historically significant as an example of the flourishing Italian café society developed in the first decades of the twentieth century prior to Italian migrants establishing restaurants and pizza cafes in the inner-city area in the 1950s and 1960s. The influence of Italian culture upon Australian culinary traditions continues to have enduring presence and value in Melbourne today. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The row of shops at 53-57 Lonsdale Street is an example of a small-scaled shop and residence type from the mid-late Victorian period, built at a time when Melbourne was developing rapidly as a retail and commercial centre in the 'Boom' years. The façade is characterised by classical styled detailing, typical on this type of building. 53-57 Lonsdale Street is significant as an example of the work of architects Crouch and Wilson who

practised in Melbourne from 1854 designing several notable civic and religious buildings, including the Wesleyan Chinese Mission, the synagogue on Albert Street in East Melbourne, and Prince Henry's Hospital. They are also well known for their involvement in the Melbourne General Post Office design competition. (Criterion D)

53-57 Lonsdale Street is aesthetically significant for its upper floor Victoria era character with a rendered façade featuring engaged pilasters between each shop, scroll ends and decorative markings to each pilaster, paired segmented arched windows with moulded architraves and a match cornice running between the openings, a square grill detail over each window and a rosette detail at each corner of the cornice. The face red brick shop rears are largely intact with early form still visible and brick chimneys intact. (Criterion E)

53-57 Lonsdale Street is of local significance for its long association with Italian restaurants and their clientele for nearly a century (1901-2001), including some of Melbourne's most influential Italian restaurants who introduced new cuisines and dining styles to Melbourne. Restaurants such as Triaca's Café Latin (located in these premises from 1964 to 1984 but first established in 1920 as a wine shop at 206 Exhibition Street) and then continuing Marchetti's Latin (1984-2001) are traditional Melbourne dining venues, serving generations of Melbournians and reflecting the celebrated 'Italianisation' of food and wine culture during the twentieth century. (Criterion G)

53-57 Lonsdale Street has direct associations with several important Italian restaurateurs/families who have significantly influenced Melbourne's culinary culture. From 1922 to 1951 the Molina family operated Molina's Café d'Italia at the subject site, and for some time lived at the upstairs residence. David Triaca ran Café Latin at the subject site from 1964 to 1984, followed by Bill and Cheryl Marchetti trading as Marchetti's Latin from 1984-2001. (Criterion H)

Laurens House (HO1254)

414-416 Lonsdale Street, MELBOURNE



Statement of Significance

What is Significant

Laurens House, a modernist office building at 414-416 Lonsdale Street, completed in 1956, is significant.

How is it Significant

Laurens House at 414-416 Lonsdale Street is of local historic and aesthetic significance to the City of Melbourne. It is also representative example of an early curtain-walled office building of the early post-World War Two era (1950s-60s).

Why is it Significant

414-416 Lonsdale Street is of historical significance as an example of a multi-storey office building constructed in Melbourne in the 1950s. 414-416 Lonsdale Street, built in 1956, exemplifies the trend in the rise in height and numbers of office blocks at the time, which reflected not only the adoption of modern architecture, but also widespread economic and political change. From 1949, significant increases occurred in commercial enterprise in Australia in the areas of mining, finance, commerce, and industry, a process facilitated by speculative investment after the Commonwealth government lifted restrictions on share dealings in 1947. (Criterion A)

414-416 Lonsdale Street is a representative example of an early curtain-walled office building of the early post-World War Two era (1950s-60s). The building is one of a group of commercial buildings built for insurance and finance companies in the city centre during this period. The modernist aesthetic expressed the ambition and corporate image of these companies. (Criterion D)

The eight-storey office at 414-416 Lonsdale Street is distinctively modernist in style with the visual interest derived from the arrangement of building elements across the asymmetrical façade. The lightweight glazed curtain wall contrasts with the more solid masonry elements down one side of the building. This use of solid and void in façade composition distinguishes the early multi-storey curtain wall offices from later where glazing was used across the whole façade. Laurens House retains a high level of integrity, comparing favourably with the other examples that have often been refaced or altered significantly at ground level. (Criterion E)

Reed House, formerly Southern Cross Assurance Co (HO1283)

8-12 Market Street, MELBOURNE



Statement of Significance

What is Significant

8-12 Market Street, built in 1961-62, and designed by architect H Garnet Alsop, is significant.

How is it Significant

8-12 Market Street is of local historical and aesthetic significance to the City of Melbourne, and has potential value as an historic archaeological place. It is also a representative example of a curtain-walled office building of the mid post-World War Two era (1950s-60s).

Why is it Significant

The site of 8-12 Market Street is historically significant as a place of offices, warehouses and stores from the 1920s. (Criterion A)

Reed House at 8-12 Market Street, formerly the Southern Cross Assurance Co, is historically significant as part of the post-war development and rapid growth of the insurance architecture of the 1950s-1960s, continuing the expansion of large companies opting for construction and naming rights of new city office buildings as a form of promotion and fund investment, and cementing Melbourne's pre-eminent role in the state for financial institutions. The building at 8-12 Market Street is significant historically as a reflection of the growth of insurance and assurance companies in Victoria during the 1950s-60s resulting in many company-named buildings being erected. (Criterion A)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological

deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The building at 8-12 Market Street is a representative example of a curtain-walled office building of the mid post-World War Two era (1950s-60s). In particular, it is indicative of a shift in the Modernist aesthetic from the consistent, flat, glazed façades seen on the first curtain walled buildings to be built in the city in the late 1950s, to a more sculptural or articulated façade. (Criterion D)

The Modernist curtain-walled brick and concrete office building at 8-12 Market Street is distinguished by an asymmetrical façade, where a light and transparent glazed section contrasts with a solid panel down the southern side of the building. While some original features have been removed, the building retains its form, some structural elements (masonry walls, exposed floor plates and squared columns at ground level), some cladding elements (marble panels), and elements of its distinctive sun shading device (rhythmic steel frame attached to the edges of the concrete floor plates). (Criterion E)

Citipower (former Melbourne City Council Substation) (HO1257)

10-14 Park Street, MELBOURNE



Statement of Significance

What is Significant

The electrical substation at 10-14 Park Street Melbourne, built in 1928 for the Melbourne City Council Electricity Supply Department as part of the augmentation of supply from the Victorian Railways power station at Newport, is significant.

How is it Significant

10-14 Park Street is of local historic and aesthetic significance. It is a representative example of substations and the site may have research value as an archaeological site.

Why is it Significant

The electrical substation at 10-14 Park Street is historically significant for demonstrating the development of services provided to Melbourne's evolving electricity system. Constructed in 1928, the building still operates as a substation for Citipower. It demonstrates the expansion of the electricity supply system established in 1894 by the Melbourne City Council Electricity Supply Department. The system was expanded during the early decades of the twentieth century in conjunction with the Victorian Railways Newport power station established in 1923. 10-14 Park Street was built to accommodate the conversion of alternating current generated at Newport to direct current for use by trains and other users. (Criterion A)

10-14 Park Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

10-14 Park Street is representative of an interwar substation similar to others at 28 Crossley Street, 21 Market Lane and 12-14 Guildford Lane. These buildings share a common history

in the development of electricity supply in the City of Melbourne and an industrial aesthetic that contributes to the richness of building form and scale within the urban morphology of the Hoddle Grid Study Area. (Criterion D)

10-14 Park Street is aesthetically significant for its form and scale, relating to neighbouring two storey buildings in little Lonsdale Street. Attributes of the building are red brick walls and stucco to mouldings and the parapet. The building is enhanced by the large timber door and steel framed windows that demonstrate care taken in their composition. The building is enhanced by a high level of integrity, legible as a modest industrial building in a laneway landscape. (Criterion E)

SDA House, formerly Norwich Union Insurance building (HO1284)

53-57 Queen Street, MELBOURNE



Statement of Significance

What is Significant

The (former) Norwich Union Insurance Building at 53-57 Queen Street, completed by 1958, and designed by architects Yuncken, Freeman Brothers, Griffiths and Simpson, is significant.

How is it Significant

The former Norwich Union Insurance Building is of local historic and aesthetic significance to the City of Melbourne. It is significant as a representative example of a curtain-walled office building of the early post-World War Two era (1950s-60s) and has technical significance.

Why is it Significant

The former Norwich Union Insurance building at 53-57 Collins Street is historically significant for its association with the same site since establishing its business at 53-55 Queen Street in 1903. It is significant as part of the post-World War Two development and the rapid growth of the insurance architecture of the 1950s-1960s, continuing the expansion of large companies opting for construction and naming rights of new city office buildings as a form of promotion and fund investment, and cementing Melbourne's pre-eminent role in the state for financial institutions. The Norwich Insurance building is significant historically as a good reflection of the growth of insurance and assurance companies in Victoria during the 1950s-60s resulting in many company named buildings being erected. (Criterion A)

The former Norwich Union Insurance Building is a representative example of an early curtain-walled office building of the early post-World War Two era (1950s-60s). The building was designed by architects Yuncken, Freeman Brothers, Griffiths and Simpson. Later known as Yuncken Freeman, the firm played a significant role in re-shaping the city form in the 1960s and 1970s. The building is one of a group of commercial buildings built for insurance

and finance companies in the city centre during this period. The Modernist aesthetic expressed the ambition and corporate image of these companies. (Criterion D)

The twelve-storey Modernist commercial building is characterised by its concrete construction with a glazed curtain wall and its cubic form. Aesthetic interest is derived from the expression of structural components and the rhythm of structural elements. Horizontal bands comprised of rows of evenly spaced aluminum window framed windows over dark glass spandrels are repeated over the entire façade, and correspond directly to the floor levels internally. (Criterion E)

The former Norwich Union Insurance Building is an early example of the use of pre-stressed, post-tensioned concrete floor plates for a multi-storey building in Melbourne. In line with the Modernist aesthetic, this key structural component was expressed on the building's exterior, with the cable ends centered over coffered metal plates across the building façade. (Criterion F)

Former RACV Club (HO1068)

111-129 Queen Street, MELBOURNE



Statement of Significance

What is Significant

The former RACV Club at 111-129 Queen Street, completed in 1961 and design by Bates Smart McCutcheon is significant.

How is it Significant

The former RACV Club is historically, aesthetically and socially significant. It is a representative post-war place and has associative significance.

Why is it Significant

The former Royal Automobile Club of Victoria at 111-129 Queen Street 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 RACV building is of aesthetic and historical significance as a substantial and well-preserved example of elegantly massed post-war Modern architecture and an early example of fast-track design and construction within the city of Melbourne. It is one of several works in the 1960s by notable Australian and Melbourne-based architectural practice, Bates Smart McCutcheon that utilised the expressed frame as a key element in the design of office towers. The glazed podium, balcony and undercroft entrance (now converted to retail use) distinguishes the RACV Club from office towers. (Criterion D)

The RACV Club is aesthetically significant for its three-storey transparent cantilevered podium, clad in elegant aluminium framed glass and polished black granite. The fifteen-storey manganese brick clad tower is distinguished by a rigidly regular tower arrangement of formerly brass-framed windows (now white painted reveals) repeated at each floor level. Other attributes of aesthetic value include the stilts above the podium and the butterfly form roof over the tower block. (Criterion E)

The RACV building is of local social significance for its long-standing association with the RACV, a membership-based organisation that developed this building in 1961 as its headquarters – combining both offices and club facilities for members. It served as a place of social congregation for RACV members for more than 45 years through the provision of accommodation, dining and meeting facilities, services which the RACV continues to provide to members in its new 'City Club', demonstrating the importance of this particular membership service. The development of 'club facilities' reflected the nature of the organisation as a social club supporting the development of motoring as a leisure activity. While no longer used by the RACV, the building retains a similar range of uses and remains available for a similar level of public engagement. (Criterion G)

The former RACV Club is historically significant as the headquarters of the State's premier road lobbyist and a major tourism promoter. It has remained a highly influential organisation over several decades with many of its wide membership also highly influential within Victoria society. Formed as the Automobile Club of Victoria in 1903, the RACV was intended as a 'social club for car and motorcycle owners to enjoy motor sports and touring'. The RACV continues to be an influential organisation, operating five resorts across Victoria as well as the City Club (now at 501 Bourke Street) and the Healesville Country Club. Its influence is also in road safety programs in schools, advocating for improvements to roads and road safety and in the operation of its roadside emergency assistance scheme. (Criterion H)

Former Victoria Club building (HO1258)

131-141 Queen Street, MELBOURNE



Statement of Significance

What is Significant

The former Victoria Club at 131 Queen Street, built as a three-storey building in 1927 and extended in 1956 with an additional seven storeys, is significant.

How is it Significant

The Victoria Club at 131 Queen Street is of local historic, social, representative and aesthetic significance.

Why is it Significant

131 Queen Street is of historical significance for its association with the Victoria Club and with the history of horse racing in Victoria. The Victoria Club, now located in the Rialto building at 525 Collins Street, was founded in 1880 by a group of bookmakers who split away from Tattersalls Subscription Betting Rooms for the purpose of calling cards and settling bets. A seven-storey addition to the building in 1956 demonstrates the growth of the club after World War Two. 131 Queen Street is of historical significance as the clubrooms, from 1927 to 1986, of one of the earliest and longest running clubs in the state. It is the location in 1976 of the 'great bookie robbery' that at the time was the largest robbery recorded in Australia and one that drew great attention from the media. (Criterion A)

The Victoria Club is part of the trend to extend low rise buildings of two or three storeys to reach the 40-metre height limit of the central city, of which there were three examples in Queen Street alone. The Victoria Club demonstrates the continuation of the tradition of private member clubs from the nineteenth century such as the Melbourne, Australian, Naval and Military, Savage and Kelvin Clubs. Clubs continued to be part of city life well into the twentieth century and to the present times. particularly expanding the opportunities for women such as the Lyceum and Alexandra clubs. Like other clubs of the same era, the Victoria Club is representative of interwar neo-Classicism. This is evident in the highly

elaborate first three levels articulated through manipulating floor to ceiling heights and giving importance to the first floor in the form of a 'piano nobile'. (Criterion D)

The Victoria Club is aesthetically significant for its exterior and interior to the extent of its 1920s features designed by Joseph Plottel, Ernest Bunett & George Alsop. The later floors, also designed by Plottel in partnership with Bunett and Alsop, are not of the same decorative quality. Attributes of aesthetic significance include the first three floors as expressed on the exterior and the interior spaces of the entrance with its barrel-vaulted ceiling, ground floor chamber and first floor board room. The granite half basement and grey and red granite surrounds to the entrance doorways are highly decorative as are the timber double doors to the northernmost entrance. Other attributes include the windows, doors and balconette to the Queen Street elevation. (Criterion E)

The Victoria Club Building is of potential social significance for its long association and use by members of the Victoria Club. The Victoria Club closed around 2008-2012 and no longer operates any premises. The Victoria Club Building was built by and was 'home' to club members – bookmakers – for nearly 60 years, their first permanent clubrooms and the location of the event that brought them notoriety, and that may have ultimately impacted the ability of the club to survive. (Criterion G)

Lyceum Club (HO1285)

2-18 Ridgway Place, MELBOURNE



Statement of Significance

What is Significant

The Lyceum Club at 2-18 Ridgway Place, completed in 1959 and designed by architect Ellison Harvie, is significant.

How is it Significant

The Lyceum Club is of local historic, social and aesthetic significance to the City of Melbourne and has potential value as an historic archaeological place. It is also of significance for its association with architect Ellison Harvey, and as the largest and most important club for professional women in Victoria.

Why is it Significant

Historically, the Lyceum Club is significant as a possibly unique example of a purpose-built building, designed by and for women. Importantly, the 1957 building commission and all subsequent alterations and additions, have involved local women architects from the original design and construction by Ellison Harvie, to subsequent work by Hilary Lewis, Jessie Madsen, Berenice Harris, and Cunningham and Keddie. Other notable local women professionals who have contributed to the design of the building include artists Anne Montgomery (mural painting) and Bee Taplin (textiles), interior decorator Joyce Godfrey (club rooms and lounge), and landscape designer Millie Gibson. This tradition of continuous and almost exclusively female design input on the one project, over a sustained period, has few precedents (National Trust 2005). (Criterion A)

Historically, the Lyceum Club is significant as the largest and most important club for professional women in Victoria. It was formally established in Melbourne in 1912 to provide a place of retreat, meeting, and discussion for professional (and retired) women, accommodation to members visiting the city, as well as to pioneer the status of women within the professional sphere dominated by men at the time. The Club's first president was Pattie Deakin, wife of the prime minister Alfred Deakin, and many of its early members were among the first female professionals in their particular fields: Dr Constance Ellis (medicine), Christian Jollie Smith (law), and Marion Mahoney Griffin (architecture). As a result of bequests and member donations, the Lyceum Club houses an important collection of furniture, artwork and reference books (National Trust 2005). (Criterion A)

The site significant as part of the fifth Hoddle Grid land sale in 1839, and for housing early cottages from 1850 and a number of residences from 1888. The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not available from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

The Lyceum Club is aesthetically significant for its distinctive Modernist form and styling including its contemporary upper floor extension completed in 2018. The middle level is cantilevered over the floor below and presents as a low horizontal band floating over the footpath below. Aesthetic interest is derived from the arrangement of structural elements and most notably, from the patterning and rhythm of the identical bays of timber framed windows that run the full length of the façade. This has been respected in the 2018 extensions. (Criterion E)

The Lyceum Club is of local social significance for its strong and enduring association with the organisation and its membership. The building reflects the aspirations and needs of the organisation in providing and sustaining a place of social congregation and intellectual exchange amongst professional women. (Criterion G)

The Lyceum Club is significant for its association with architect Ellison Harvie. Harvie was a member of the Club, a partner in the firm of Stephenson and Turner, and amongst the most notable pioneer woman architects in Victoria. She was the first pupil articulated to Arthur Stephenson in 1921, the first woman to gain a Diploma of Architectural Design from the Architectural Atelier in 1938 and the first Australian woman to be nominated as a Fellow of the RIBA in 1949. Her work within the firm of Stephenson & Turner contributed to the design of numerous major hospitals in Sydney and Melbourne, including the Royal Melbourne Hospital in 1942 which confirmed her position as one of the most notable Melbourne woman architects of the time. The Lyceum Club is one of only two commissions she accepted outside the Stephenson and Turner office (National Trust 2005). (Criterion H)

Former Ridgway Terrace (HO1259)

20 Ridgway Place, MELBOURNE



Statement of Significance

What is Significant

20 Ridgway Place, a two-storey residence built in 1898, designed by Laver, Fick and Vance and built by William Cooper is significant.

How is it Significant

20 Ridgway Place is of local historic and aesthetic significance. It has rarity value and is of potential research value as an archaeological place.

Why is it Significant

20 Ridgway Place is historically significant as an example of Victorian era residential development in central Melbourne. As the only remaining cottage of six two-storey brick dwellings erected c1898 as an investment by the Australian Widows' Fund Life Assurance Society Ltd, the house at 20 Ridgway Place is historically significant as a surviving example of the modest houses that were built along the back lanes of the central city from the late nineteenth century; and which demonstrate the way of life of the city's poorer residents, often single women. The residence is also significant for its association

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with the Australian Widows' Fund Life Assurance Society, formed in 1871 with a particular focus on providing insurance policies for widows. (Criterion A)

20 Ridgway Place is a rare example of a residential building in the Hoddle Grid area. While certainly not the earliest that remains as several pre-1860s houses have previously been identified and protected. It is one of a diminishing number of small residences and the only one that has been identified from the late Victorian era. Rarity also extends to it being the last remaining house in a terrace row and as an early form of social housing, having been built for the Australian Widows Fund. Other examples of residences often include a shop on the ground floor, either designed or converted at a later time, but examples when no commercial use was intended are rarer. (Criterion B)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

20 Ridgway Place is aesthetically significant for its distinctive setting including the masonry wall and overhanging trees of the Melbourne Club. Located on the street line with no setback its characteristics include brick and render construction with simple parapet detailing, a pair of double-hung windows to the upper level and a doorway and a single rectangular window to the ground level. While there is an upper floor extension and another at the rear, the house has a high level of integrity to its street façade and the extensions do not detract from the overall characteristics of the place. (Criterion E)

Shop (HO1260)

166 Russell Street, MELBOURNE



Statement of Significance

What is Significant

The four-level building at 166 Russell Street, once part of a larger building 166-168 Russell Street, completed in 1877, is significant.

How is it Significant

25 King Street is of local historic significance and aesthetic significance to the City of Melbourne. It is also a representative example of a shop/residential building from the mid-Victorian period. It has potential research value as an archaeological site.

Why is it Significant

166 Russell Street is historically significant as a Victorian building that represents a key phase in the retail development of Melbourne when increasing investment in city property from the late 1870s culminated in the economic and building boom of the 1880s. Built for owner, watchmaker John Powell, 166 Russell Street is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floors above. It is a relatively early example, predating the 1880s boom period of development. (Criterion A)

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166 Russell Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that

may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. The remains of a bluestone wall border Golden Fleece Alley as a reminder of an earlier development of the site. (Criterion C)

166 Russell Street is an early example of a retail/residential building from the mid-Victorian era. Late Victorian buildings contributed to shaping Melbourne into a commercial city with buildings that were designed in Renaissance revival and Italianate styles. While the building with which it was paired has been demolished, no.166 is still legible with its form, scale and surface decoration belonging to the mid-Victorian era. (Criterion D)

166 Russell Street is aesthetically significant as it exhibits key characteristics of the Italianate style, including a cohesive arrangement of classical elements such as a decorated parapet, moulded cornices, and arched window openings with moulded architraves and keystones. (Criterion E)

Treasury Gate (HO1262)

93-101 Spring Street, MELBOURNE



Statement of Significance

What is Significant

93-101 Spring Street, built in 1971, and designed by architectural firm Moore and Hamond Pty Ltd, is significant.

How is it Significant

93-101 Spring Street is of local historical and aesthetic significance to the City of Melbourne. It is also a representative example of a high-rise residential apartment building.

Why is it Significant

The building at 93-101 Spring Street is historically significant as an early example of the first wave of high-rise residential apartments constructed in the Melbourne CBD from the late 1960s, and before the introduction in 1971 of a policy that limited the primary growth in Melbourne's housing supply to concentric rings around the fringe of the city. Even after 1974, when the City of Melbourne introduced a policy to encourage residents back to the city, it was mostly offices and retail spaces that were constructed in the CBD. In addition, high-rise city apartment living was not popularly embraced by the public in the late 1960s and 1970s. Marketed as a glamorous and convenient lifestyle with luxurious appointments, the apartments at 93-101 Spring Street, initially slow to sell, became home to some well-known individuals, including Robert Holmes a Court, Sir Rupert and Lady Kathleen Clarke, and Sir Ian and Lady Potter. (Criterion A)

93-101 Spring Street is a representative example of a new building typology that emerged in the late 1960s and early 1970s – the modern high-rise residential apartment building. The building demonstrates key characteristics of the type and the modern style, including a

podium built to street edges at the lower levels accommodating retail spaces at ground level, a recessed tower section accommodating luxury residential living, and a communal recreational level at the base of the residential apartments. (Criterion D)

93-101 Spring Street is distinctly modernist in its form and aesthetic, and suggestive of the Brutalist style in its deliberate expression of concrete and brown face brick. Further aesthetic interest is derived from the rhythmic arrangement and expression of building components, including balconies, windows and spandrels and columns. (Criterion E)

Park Tower (HO1263)

199-207 Spring Street, MELBOURNE



Statement of Significance

What is Significant

199-207 Spring Street, built in 1969, and designed by émigré architect Kurt Popper, is significant.

How is it Significant

199-207 Spring Street is of local historical, aesthetic and technological significance to the City of Melbourne. It is also a rare representative example of an early high-rise residential apartment building and is significant for its association with émigré architect, Kurt Popper.

Why is it Significant

199-207 Spring Street, built in 1969, is historically significant as a rare example of the first wave of high-rise residential apartments constructed in the Melbourne CBD from the late 1960s, before the introduction in 1971 of a policy that limited the primary growth in Melbourne's housing supply to concentric rings around the fringe of the city. Even after 1974, when the City of Melbourne introduced a policy to encourage residents back to the city, it was mostly offices and retail spaces that were constructed in the CBD. In addition, high-rise city apartment living was not popularly embraced by the public in the late 1960s and 1970s. Marketed as a glamorous and convenient lifestyle with luxurious appointments, the apartments at 199-207 Spring Street, initially slow to sell, comprised Melbourne city's first strata title ('own-your-own') residential flats. (Criterion A and Criterion B)

199-207 Spring Street is a representative example of a new building typology that emerged in the CBD in the late 1960s and early 1970s – the modern high-rise residential apartment

building. The building demonstrates key characters of the type. It was constructed as a modern curtain walled building, with a podium at the lower level accommodating retail and commercial spaces, and luxury residential apartments located in a recessed tower section. Residential accommodation included modern technologies such as individually controlled heating and cooling systems and security systems, and access to communal recreation facilities located at the base of the apartments, basement car parking, and concierge/caretaker services. The distinctive modern character of the building and the deliberate promotion of it as a base for a glamorous modern lifestyle are characteristics of the type, which contributes to the understanding of Melbourne as a modern city in the post-war period. (Criterion D)

199-207 Spring Street is distinctly modernist in its form and aesthetic. The building is cubic in form, rectangular in plan, and constructed with a concrete structural frame with curtain walls to the long edges. The front façade is divided into a grid pattern determined by the intersection of vertical and horizontal bays. Seven equal vertical bays are separated by structural elements clad in brown brick. Horizontal bays respond directly to the arrangement of floor plates. Regular panels of aluminium framed windows and masonry spandrels and balconies sit within the vertical bands. Open balconies are integrated into the façade and arranged in an abstract pattern for visual interest. This 'featurist' arrangement is characteristic of the work of Kurt Popper. (Criterion E)

Park Tower is significant for the innovative central gas heating and cooling system that was installed in the building. Designed by the Gas and Fuel Corporation of Victoria, Park Towers was the first application of a system, which was expected to have widespread usage in commercial and industrial buildings. The centrally installed system featured a high air-volume, low noise level fan and heat exchanger, as well as thermostat controls for personal comfort and billing metres to allow for recording of energy usage in each apartment. (Criterion F)

Park Tower was designed by émigré architect Kurt Popper, who brought European ideas about living in the city to the Melbourne CBD. Popper designed a number of residential apartment buildings in the Melbourne CBD, including the six-storey 'Crossley House' (1967), which is known as the first modern residential block in Melbourne. (Criterion H)

Sanders and Levy Building (HO1294)

149-153 Swanston Street, MELBOURNE



Statement of Significance

What is Significant

The three storey shops and studios at 149-153 Swanston Street built in 1900 by Sanders and Company and designed by Reed Smart and Tappin are significant.

How is it Significant

149-153 Swanston Street is of local historic and aesthetic significance and it has representative value as an Edwardian commercial building and as a work of prominent architects Reed Smart and Tappin. It has potential research value as an archaeological site.

Why is it Significant

The Sanders and Company building at 149-153 Swanston Street is historically significant for its demonstration of retailing and other commercial activity at the turn of the century. Located within the retail core of the Hoddle Grid, Sanders and Company were part of the Levy family who established stores from the 1850s, culminating in the nearby Leviathan Stores at 271-281 Bourke Street. Lewis Sanders, Abraham Levy and Joseph L Levy were partners in Sanders and Company. (Criterion A)

149-143 Swanston Street is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of

Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

The three-storey building at 149-153 Swanston Street is a notable example of an Edwardian commercial building in the American Romanesque style. Described as shops and studios, the building was constructed on the site of previous three storey shops built by Sanders and Company in 1876. The present buildings share characteristics with other larger and more prominent retail buildings by Reed Smart and Tappin such as the Mutual Store and the Ball and Welch building, both in Flinders Street. 149-153 Swanston Street is distinguished by its relatively high integrity compared the Ball and Welch building and 93 Little Bourke Street that have been incorporated into large contemporary developments. (Criterion D)

149-153 Swanston Street is aesthetically significant for its contribution to the Swanston Street South Precinct. Characteristics that contribute to its individual significance include the giant order masonry arches banded in face brick and render (now overpainted but just visible), the elaborate windows to first and second floor levels, each with their original or early timber joinery and the ornate stucco decoration around the upper floor windows in Art Nouveau style. (Criterion E)

Bank of Australasia (HO1295)

152-156 Swanston Street, MELBOURNE



Statement of Significance

What is Significant

The former Bank of Australasia at 152-156 Swanston Street, constructed in 1938 and designed by A & K Henderson is significant.

How is it Significant

152-156 Swanston Street is of local historic and aesthetic significance. It has representative value as an interwar bank.

Why is it Significant

The former Bank of Australasia at 152-156 Swanston Street is historically significant for its demonstration of the interwar boom in banking, financial services and insurance that followed the recovery from the great economic depression of the 1890s. The interwar period saw many banks construct new premises in the central city, thereby contributing to Melbourne's growth and consolidation of a large, city-based economy. It is also historically significant for its demonstration of reshaping the urban landscape in the interwar period from a predominantly two or three-storey urban morphology to that of a mid-rise city through changes in building technology and planning policies. (Criterion A)

152-156 Swanston Street is representative both of the form and development of banks in the interwar period and as a work of prominent city-based architects A & K Henderson. It represents a relatively modest yet substantially intact bank branch that compares favourably to other examples on the HO including the former State Savings Bank, 615-623 Collins

Street and the former Union Bank at 351-357 Elizabeth Street. It is also a modest example of the work of A & K Henderson who completed many commissions for major banks throughout the 1920s and 30s. 152-156 Swanston Street is representative of their use of architectural classicism which was routinely used for their commercial projects. (Criterion D)

152-156 Swanston Street is aesthetic significance for its contribution to the Swanston Street South Precinct. Its form and scale are prominent, yet not out of proportion to other buildings in the precinct. 152-156 Swanston Street demonstrates aesthetic value in its classically styled façade of high integrity. These characteristics include the stucco finish, vertically oriented windows of modulated proportions and distinctive decorative treatment, reflecting the importance of each floor. Other features include the cornice and balustraded parapet with urns. Amongst commercial buildings, the roof feature with dormer windows and an attic floor is relatively unusual. A further characteristic of the style and period is the cantilevered verandah. (Criterion E)

Shop and residence (HO1291)

215-217 Swanston Street, MELBOURNE



Statement of Significance

What is Significant

215-217 Swanston Street, a two-storey shop and residence from 1856 is significant.

How is it Significant

215-217 Swanston Street is of local representative and aesthetic significance. It has rarity value and potential research value as an archaeological site.

Why is it Significant

215-217 Swanston Street is a rare example of a pre-1860s shop/residence in the central city. Several other examples exist (all with individual HOs) at 74 Collins Street, 330 King Street and 261 William Street, and several warehouses are also representative of this period. Once part of a terrace row of four identical terrace buildings but now the sole survivor since the demolition of 211-213 and 223-225 Swanston Street. With a construction date of 1856 it is a rare early building to survive within the Hoddle Grid study area. (Criterion B)

The site is part of the archaeological resources of the central city and has research value as an inventoried site. These sites have the potential to retain relics and archaeological deposits. It is also assumed that such deposits have the potential to yield knowledge not from other sources which may contribute meaningfully to our understanding of settlement in Melbourne. (Criterion C)

215-217 Swanston Street demonstrates a common use and building typology where retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of the City of Melbourne and three or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s. (Criterion D)

215-217 Swanston Street is aesthetically significant for its two-storey form and scale, and upper level façade featuring a rendered exterior, parapet, overhanging cornice and a pair of windows with classically derived corbels, window mouldings (aedicules) and moulded

pilasters in stucco. It is aesthetically significant for its contribution to the Swanston Street North Precinct. (Criterion E)

Citipower (former Melbourne City Council substation) (HO1249)

11-27 Tavistock Place, MELBOURNE



Statement of Significance

What is Significant

The electrical substation at 11-27 Tavistock Place Melbourne, built in 1927 for the Melbourne City Council Electricity Supply Department as part of the augmentation of supply from the Victorian Railways power station at Newport, is significant.

How is it Significant

11-27 Tavistock Place is of local historic and aesthetic significance. It is a representative example of substations and the site may have research value as an archaeological site.

Why is it Significant

The site of 11-27 Tavistock Place is historically significant for its association with trading, stores and customs and shipping agents. Close to the Yarra River, the location was ideal for mercantile trading before being selected as a suitable site for one of several substations built by the Melbourne City Council Electricity Supply Department in 1926.

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The electrical substation at 11-27 Tavistock Place is also historically significant for its association with the development of Melbourne's electricity supply network established in 1894. In this year, the Melbourne City Council was the first metropolitan council to establish its own electricity supply and distribution network, which, in turn, facilitated the residential, commercial and industrial expansion of the city. The former substation is of historical significance as a substantial remnant of the interwar infrastructure built by the Melbourne City Council as part of Melbourne's expanding electricity network. (Criterion A)

11-27 Tavistock Place is part of the archaeological resources of the central city. These sites have the potential to contain relics and archaeological deposits. It is assumed that such deposits have the potential to yield knowledge not available from other sources, and that may contribute meaningfully to our understanding of the occupation and settlement of Melbourne. Evidence on other archaeological sites has shown that there is also potential for Aboriginal sites to exist in relatively undisturbed areas. (Criterion C)

11-27 Tavistock Place is a representative, but also particularly large Melbourne City Council substation. It is one of a group of three substations assessed in this Study and together with 651-699 Lonsdale Street and 620-648 Little Bourke Street, cover the different extremities of the Hoddle Grid Study Area. In design it is very similar in its stripped interwar industrial aesthetic and scale, form and detail with 651-699 Lonsdale Street. The substation at 11-27 Tavistock Place is significant as part of a group of like buildings almost certainly designed by Melbourne City Council's architect's branch. The substations share a common history in the development of electricity supply in the City of Melbourne and share an industrial aesthetic that contributes to the richness of building form and scale. (Criterion D)

11-27 Tavistock Place is aesthetically significant as a part of Tavistock Place. Its two-storey scale and zero setback form a part of the urban landscape. Attributes include with plain face brickwork articulated with pilasters, concrete lintels and a string course that forms a semi-circular arch over the doorway entrances. It is aesthetically significant for its industrial character. (Criterion E)

Former Dillingham Estates House (HO1180)

114-128 William Street, MELBOURNE



Statement of Significance

What is Significant

The former Dillingham Estates House, later Estates House at 114 William Street, completed in 1976 and designed by Yuncken Freeman architects is significant.

How is it Significant

Estates House is of historic, aesthetic and technical significance to the City of Melbourne. Within a class of places 'late modernist office towers', Estates House is architecturally significant.

Why is it Significant

Estates House at 114 William Street is historically significant for its demonstration of the financial investment driven by the mineral and energy boom that fuelled office building in the city. It also demonstrates the lessening of the importance of British and American capital in favour of large Australian companies during the 1970s. (Criterion A)

Estates House is a highly significant example of a late modern office tower and of the work of highly influential modernist architects Yuncken Freeman who played a large role in re-shaping the city from the 1960s and 70s. Yuncken Freeman had an unequalled national reputation for superb architectural detailing and classically simple forms. The building is also part of a highly significant office group located around the corner of William and Bourke Streets and including BHP House and Eagle Star, that was the precursor to Estates House. (Criterion D)

Estates House is aesthetically significant for its shining glass and aluminium skin wrapped on a simple rectangular shaft with windows set in aluminium clad panels on a strict module, placing the aluminium and glass surfaces seemingly into one gleaming plane with the impression of a structural grid. (Criterion E)

Estates House is technically significant for its design that achieved floor to ceiling glazing and fire separation between floors, as well as the central service core that allowed the skin of the building to be expressed on all four sides. (Criterion F)
