

HERITAGE ASSESSMENT OF BUILDINGS AT 116-132 LITTLE LONSDALE ST, MELBOURNE

For the City of Melbourne



Figure 1 Detail of De Gruchy & Leigh Isometric View of Melbourne 1866 (State Library of Victoria) shows this site

Heritage Assessment of buildings at 116-132 Little Lonsdale St, Melbourne

For the City of Melbourne by Graeme Butler & Associates 2010



Figure 2 Buildings at 116-132 Little Lonsdale Street 2010

CONTENTS

Location of building group	5
Introduction	7
Background to this report	7
Methodology	7
HERITAGE ASSESSMENTS OF 116-132 LITTLE LONSDALE STREET, MELBOURNE	9
FORMER EXPLORATION HOTEL, 116 - 118 LITTLE LONSDALE STREET MELBOURNE 3000	10
Description	10
Heritage assessment	14
Statement of Significance	14
Recommendations	15
ROW HOUSES, 120-122 LITTLE LONSDALE STREET	16
Description	16
Heritage assessment	18
Statement of Significance	19
Recommendations	20
RUNDLE’S FACTORY, 124-126 LITTLE LONSDALE STREET MELBOURNE 3000	21
Description	22
Assessment of cultural significance	22
Recommendations	22
LEITRIM HOTEL (FORMER), 128 -130 LITTLE LONSDALE STREET MELBOURNE 3000	23
Description	24
Heritage assessment	26
Statement of Significance	27
Recommendations	28
NATHAN’S WAREHOUSE, 132 LITTLE LONSDALE STREET, MELBOURNE 3000	29
Description	30
Heritage assessment	30
Statement of Significance	30
Recommendations	31
VICTORIAN & EDWARDIAN-ERA HOTEL, RESIDENTIAL AND COMMERCIAL GROUP 116-132 LITTLE LONSDALE STREET, MELBOURNE 3000	32
Description	32
Heritage assessment	33

Statement of Significance	34
Recommendations	35
Appendix 1 Title details for 116-132 Little Lonsdale Street	36
Appendix 2 Rate records for 116-132 Little Lonsdale Street.....	40
Appendix 3: Historical development context within the Melbourne CBD and implications for 116-132 Little Lonsdale Street.	49
Historical context.....	49
Statement of Significance for the City of Melbourne	54
Implications from the Statement of Significance for this building group	56
Appendix 4: Previous heritage assessments of 116-132 Little Lonsdale Street and the evolution of urban conservation in Melbourne CBD	57
Appendix 5: Melbourne Central Activities District Conservation Study Building Citations for the building group, 1985-7.....	65
Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group	67
Former Exploration Hotel, 116 - 118 Little Lonsdale Street Melbourne.....	67
Row Houses, 120-122 Little Lonsdale Street, Melbourne 3000	74
Rundle's Factory, 124-126 Little Lonsdale Street Melbourne 3000.....	78
Leitrim Hotel (Former), 128 -130 Little Lonsdale Street Melbourne 3000.....	80
Nathan's Warehouse, 132 Little Lonsdale Street, Melbourne 3000	85
Victorian & Edwardian-Era Hotel, Residential and Commercial Group 116-132 Little Lonsdale Street, Melbourne 3000	86
Appendix 7: Assessment criteria used in this report.....	88
Appendix 8: Edwardian-era warehouses in the Melbourne CAD Conservation Study 1985	95
Appendix 9: Edwardian and Victorian-era Building groups identified in the Melbourne CAD Conservation Study 1985.....	98
Appendix 10: `Little Lon' precinct- remaining contributory buildings identified in the Melbourne CAD Conservation Study 1985	110

Location of building group

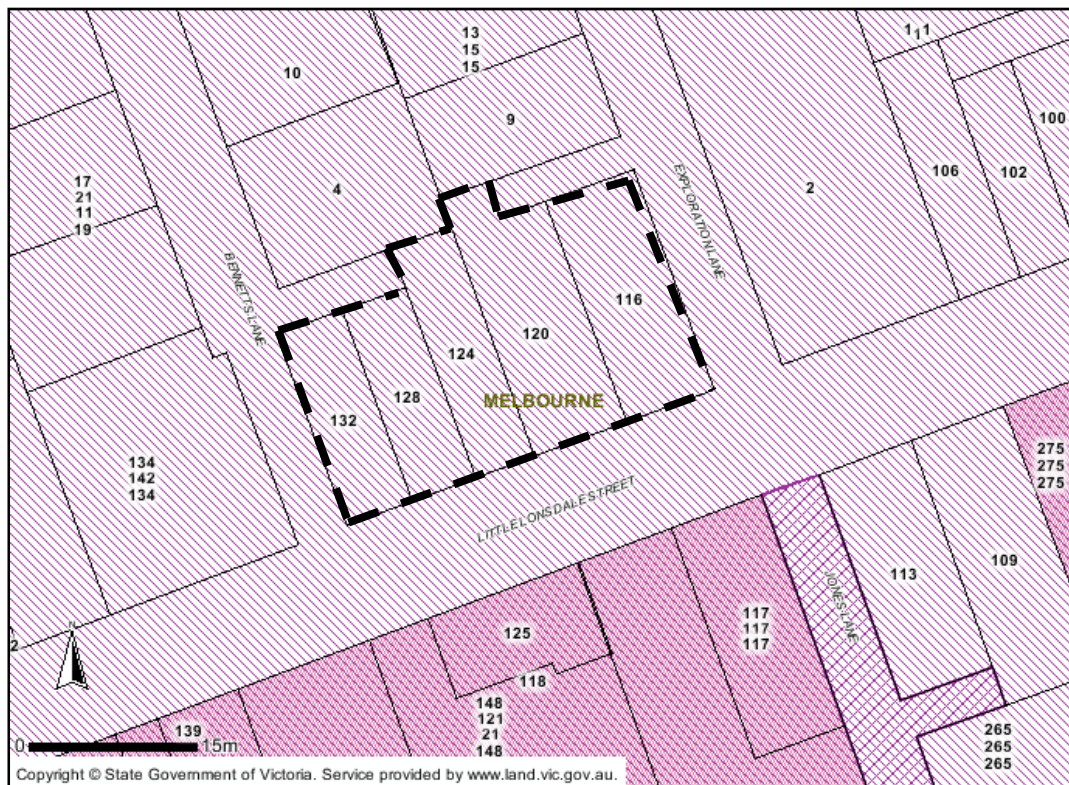


Figure 3 Site with nearby overlays (Planning Scheme Maps on line)

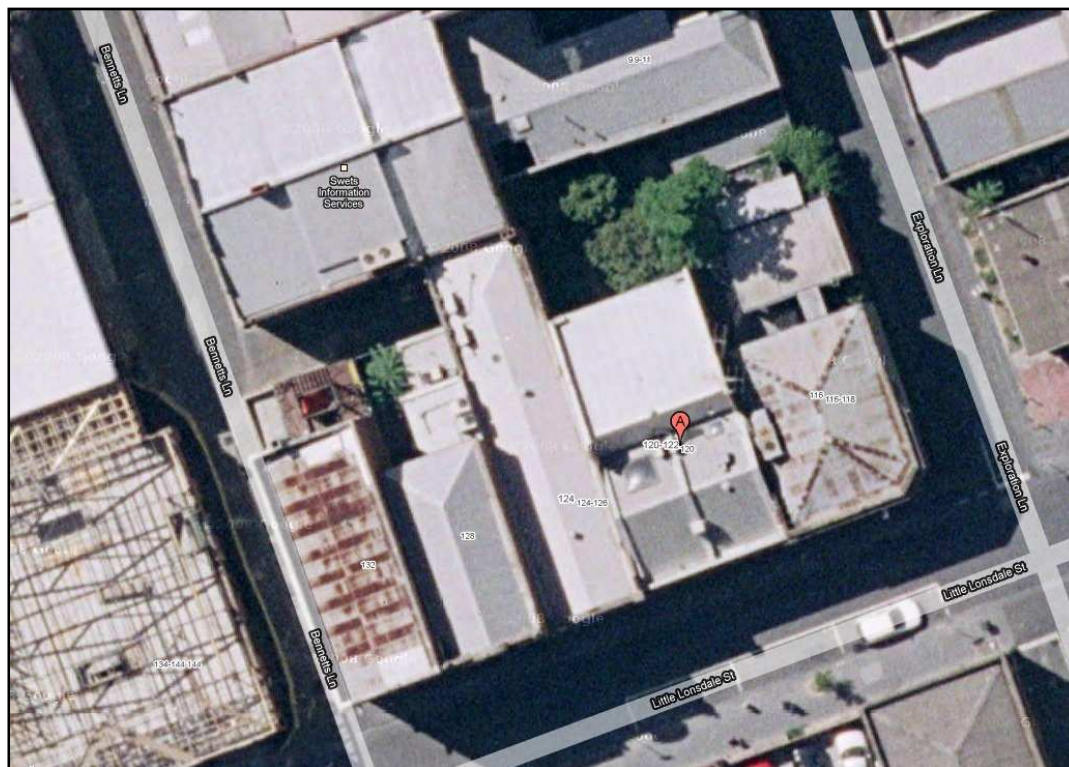


Figure 4 Aerial view of building group showing most of the roof intact (Google Maps, c2005-6)

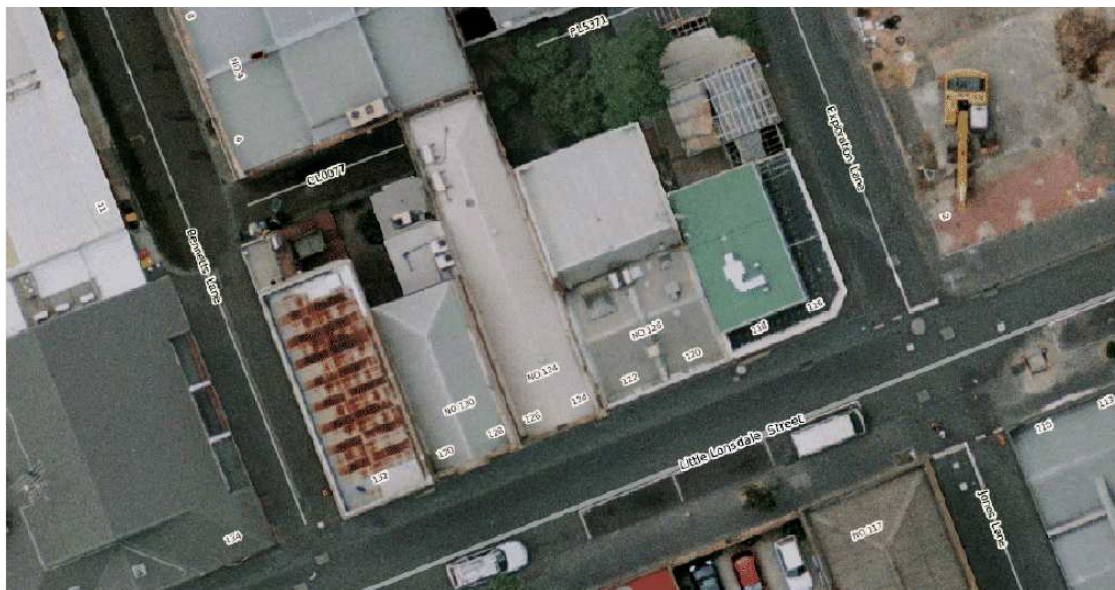


Figure 5 Aerial view of group 2008 showing roof addition to 116-118 (MCC)

Introduction

The building group at 116-132 Little Lonsdale Street, consisting of a Victorian-era former row house pair, a corner hotel and Edwardian factory-workshops, is part of what was once known as the 'Little Lon' precinct within the City of Melbourne. 'Little Lon' was no ordinary residential precinct drawing its character from the high colour of the nearby theatre, market and horse-bazaar concentration at the east end of Lonsdale, Bourke and Little Bourke Streets.

Still evocative of this once infamous precinct and later key eras in the City's development, such as the Chinese cabinet making industry, the building group at 116-132 Little Lonsdale Street retains its historic setting mainly because of the adjacent significant Wesleyan Church complex. The buildings remain today as a low scale complex grouped around what was Melbourne's first church spire.

Background to this report

In 2010 the City of Melbourne commissioned Graeme Butler & Associates to provide the following heritage assessment of the building group at 116-132 Little Lonsdale Street, Melbourne, assessing the buildings individually and as a group.

City of Melbourne representatives

Robyn Hellman | Coordinator Local Policy | Strategic Planning and Sustainability
Gisele Masclef | Senior Policy Planner | Strategic Planning. Project manager

Project study team

- Graeme Butler (Graeme Butler & Associates), Heritage architect and social historian: study coordinator, evaluation, management, assessment report, survey
- Beatrice Magalotti (Graeme Butler & Associates): researcher.

Methodology

The following work was undertaken for this heritage assessment:

- Site visit and recording photographically,
- Appraisal of previous heritage reports, as supplied by the City of Melbourne, such as extracts from the Melbourne Central Activities District (CAD) Conservation Study 1985, and reviews

of 1993 and 2002, with a check of their cited data references;

- Appraisal of City of Melbourne heritage policies;
- Check of General Law and Torrens title data for each site;
- Check of Rate book data for each site;
- Check of *The Argus* references, National Library of Australia;
- Search of the on-line State Library of Victoria indices
- Search of City of Melbourne building permit indices, building files and plans, and heritage database;
- Check of the National Trust of Australia (Vic) and Heritage Council of Victoria web-sites and Hermes database;
- Use of the Lewis, Miles (ed., 1994) *Melbourne- the City's history and development* (published by the City of Melbourne) as a thematic history of the Melbourne CBD, as a development context for the place;
- Preparation of the written report with comparative analysis carried out within the Melbourne Central Business District context and a Statement of Significance in the Victorian Heritage Register format.

Recommendations

This report recommends that the building group and associated land at 116-132 Little Lonsdale Street become part of a Heritage Overlay Area with reference to the existing grading adopted by Council in the Graeme Butler 1985 Central Activity District (CAD) Conservation Study, as revised below.

Number	Name	Type	Revised Value (A-E)	Street scope (1-3)
116-118	Exploration Hotel, former	Hotel	C	2
120-122		Row Houses	C	2
124-126		Factory	D	2
128-130	Leitrim Hotel, former	Hotel	B	2
132		Warehouse	C	2

The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area. The building at 124-126 Little Lonsdale Street is contributory only, although altered.

Proposed management of the group is as outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*.

Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Further consideration should be given to heritage assessment of the remaining buildings that make up the `Little Lon' district as listed in Appendix 10: `Little Lon' precinct-remaining contributory buildings)

Acknowledgements

City of Melbourne strategic planning and building officers;

National Trust of Australia (Vic) and contributors

HERITAGE ASSESSMENTS OF 116-132 LITTLE LONSDALE STREET, MELBOURNE

Introduction

The following heritage assessments are based in part on the citations from Graeme Butler, CAD Conservation Study 1985-1987, with added footnotes and updated information.

Criteria and thresholds

(See *Appendix 7: Assessment criteria used in this report*)

This place has been assessed using the National Estate Register criteria (NER) under the broad categories of aesthetic, historic, social and scientific significance, using a comparative geographic base of the 'locality' (all or part of the Melbourne CBD or Capital City Zone) and the State of Victoria. A place must be at least of local significance to be included in the planning scheme heritage overlay.

National Estate Register criteria summary

The relevant National Estate Register sub-criteria used are identified by their alpha-numeric code and are briefly described as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation of the place
- D.2 good example of a recognised type
- E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style
- F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1
- G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place
- H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

Historical themes

The historical themes that formed the background to this assessment derive from Lewis, Miles and others (1994) *Melbourne- the City's history and*

development (published by the City of Melbourne). These themes are addressed within specific development periods. Although generic, the themes can be loosely associated with the Australian Historic Themes matrix and Victoria's recently developed framework of historical themes.

The broad themes listed in *Melbourne- the City's history and development* are as follows with an equivalent Victorian historical theme in brackets:

1. History (Victorian theme: Peopling Victoria's places and landscapes)
2. Social development (Victorian theme: Building community life)
3. City Economy (Victorian theme: Building Victoria's industries and workforce)
4. Government (Victorian theme: Governing Victorians)
5. Town planning (Victorian theme: Building towns, cities and the garden state)
6. Utilities (Victorian theme: Building towns, cities and the garden state)
7. Public Works (Victorian theme: Building towns, cities and the garden state)
8. Building (Victorian theme: Building towns, cities and the garden state)
9. Architecture and Streetscape (Victorian theme: Shaping cultural and creative life).

Assessment of cultural significance

The following is an assessment against relevant criteria from the Australian Heritage Commission's Register of the National Estate criteria, as cited in the Applying the Heritage Overlay Victorian Planning Provisions practice note (1999) and as adapted for heritage assessment in Victoria (see Appendix 3: Report assessment criteria).

Statement of Significance format

Heritage Victoria's Statement of Significance format is used for the following Statement of Significance, in the form:

- What is significant?
- How is it significant?
- Why is it significant?

FORMER EXPLORATION HOTEL, 116 - 118 LITTLE LONSDALE STREET MELBOURNE 3000

Built: 1861-2



Figure 6 Exploration Hotel, former, 116-118 Little Lonsdale Street, 2010

Description



Figure 7 Corner entry and stone pilasters

The two-storey former Exploration Hotel shares the simple splay-corner parapeted Italian Renaissance Revival form of many of Melbourne's 1860-1870s hotel and corner commercial buildings. The distinctive aspect of the building however is its dressed classical bluestone pilasters that once divided the former ground floor bar and parlour windows (windows since replaced) and now supports the cemented blocks and moulded string course at first floor level. The wall finish is stucco and the upper level detailing simple, with moulded architraves to the regularly spaced former double-hung sash windows (now casement in a similar configuration), a slim cornice entablature moulding and the parapet cornice itself. The existing six panel main corner entry door (with top-light) may not be original but is of the type typical of this era of hotel.

Upstairs the corner window has been blinded.

External Integrity

The facade has been refurbished, with new shop fronts installed in modified openings and the upper level window sashes replaced with casements. The architrave of the upper level

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

east window has been removed. The stucco has been refinished.

The rear wing, fronting the lane, appears to have been renovated as, presumably, has the interior. A two-storey rear addition (publicly visible) and roof addition (part publicly visible) have been added. This latter addition has been made since the last heritage assessment in 2002. These additions have presumably meant the removal of chimneys.

Streetscape contribution

With its characteristic splayed corner entry, the former hotel is a good corner element at the commencement of this significant Victorian-era residential and commercial streetscape which extends to the west. The historical background,

style, scale, construction materials and built form are contributory to the streetscape.





Part of the adjoining streetscape (120-122 Little Lonsdale Street) shares some of the history of the hotel, 120 being used as a boarding house linked with the hotel use.

Comparative analysis




The context for comparison has been taken as the Melbourne Central Business District (CBD) or, historically, former Melbourne Town. This is the *Locality* (part of the municipality) which has determined local significance by comparison with existing similar building and historical types from a similar era, of a similar integrity and identified heritage value (graded A, B, C).

STREET	NUMBER	NAME	ARCHITECT	Date	CAD STUDY VALUE (A-C)	STREET SCAPE	HERITAGE STATUS
Bank Place	001-003	Mitre Tavern 		1868-	B		HO158 Victorian Heritage Register, altered
Bourke Street	118-122	Market Hotel, former Shops & Residences 		1854c-	B		HO507 added floor, renovations
Elizabeth Street	441-447	Royal Saxon Hotel, former		1859	C		Nil

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	ARCHITECT	Date	CAD STUDY VALUE (A-C)	STREET SCAPE	HERITAGE STATUS
							
Exhibition Street	280-282	Family Hotel, former Digby Hotel 		1854-	C	2	HO636 altered
Flinders Street	148	Duke of Wellington 		1850	B	2	HO652 Victorian Heritage Register
Franklin Street	034-036	Macs Hotel 	Webb, James & Charles	1854	A		HO663 Victorian Heritage Register, added verandah
Little Lonsdale Street	033-039	Oddfellows Hotel, former		1854,	B		HO707 gutted, attached to large building

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	ARCHITECT	Date	CAD STUDY VALUE (A-C)	STREET SCAPE	HERITAGE STATUS
							
Lonsdale Street	042-044	Black Eagle Hotel, former 		1850-	C		HO710 ground level very altered
Market Lane	2-12	Market Hotel (part?), former 		1860c ?	B		altered

Many of these examples have been altered particularly at ground level where the Exploration Hotel ground level structure has been preserved by retention of its stone pilasters. This relative level of integrity at ground level is shared by

Mac's Hotel (Victorian Heritage Register) because of its stone construction but this example has an added verandah. Most examples cited are in a heritage overlay.

The Exploration Hotel maintains its simple classical revival form and detail and the distinctive stone pilastrade at ground level. It also has a rich social history that is linked in turn with a historic area that has been highly publicised and interpreted by the Museum of Victoria among others as a valued cultural place within the Melbourne City Business District.

Heritage assessment

For the historical background of this place refer to *Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group.*

Assessment against National Estate Register criteria

A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community

The former hotel still possesses that characteristic form of early commercial Melbourne and is contributory to a significant Victorian-era commercial and residential streetscape. The stone pilasters at ground level are valuable in their own right and have aided in the retention of the ground floor fenestration pattern despite joinery changes.

The former Exploration Hotel represents well the key period of the historic development of the 'Little Lon' district. The hotel sits within a culturally related streetscape, as the streetscape's earliest part. This streetscape demonstrates the change in uses in this part of the City, from residential and corner-commercial buildings to warehouse and manufacturing uses.

The activities within and around the hotel have been well documented over time, allowing a depth of interpretation of the building's history and that of its setting as among the last of Victorian-era parts of 'Outcast Melbourne'.

B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

The 1860s classical stone pilasters at ground level are rare within the Melbourne City context as are corner hotels from this period.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The former hotel and its setting evoke an aesthetic linked with early Victorian-era architecture with recent recognition or value arising from the 1976 CBD conservation study, the CAD heritage 1985 study, and CAD heritage review in 2002.

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.

Beyond the architecture, the hotel and adjoining two row houses epitomise the much publicised and interpreted 'Little Lon' district that, because of its colourful past, has been examined by academics and journalist on many occasions, particularly surrounding the excavation of the former Commonwealth Centre and Casselden Place development sites along Little Lonsdale Street, east of Exhibition Street. This has focused attention on this specific part of 'Little Lon' area but the district can be seen to have extended along Little Lonsdale Street at least as far as Russell Street, with its racy reputation, and later as a centre of Chinese culture and industry as part of Melbourne's Chinatown.

The 'Little Lon' area has been the subject of many books, exhibitions and articles and remains part of the Museum of Victoria web site. This interpretation has in turn created a public presence for the area historically and has been further promoted by on-site interpretation panels and the retention of buildings such as the Oddfellows Hotel in new developments.

See for example:

<http://museumvictoria.com.au/littlelons/grow.html>;

<http://museumvictoria.com.au/littlelons/brothel1.html>;

<http://www.emelbourne.net.au/biogs/EM00860b.htm> (Encyclopaedia of Melbourne);

<http://www.theage.com.au/articles/2002/07/18/1026898888171.html> (*The Age*).

Statement of Significance

What is significant?

Built in 1862 and presumably named after the ill-fated Burke and Wills Expedition of 1860-1861 from Melbourne to the Gulf of Carpentaria, this two storey former Exploration Hotel was at the centre of well publicised and documented criminal and social events that characterised the district known as 'Little Lon' within the Melbourne City context. With the adjoining row houses it functioned as a social and service centre for travellers and local residents alike with some of its patrons ending up in gaol or dead.

The hotel has the characteristic parapeted classical revival form of corner hotels of the time and is particularly distinguished by its stone pilastrade at ground level.

How is it significant

The former Exploration Hotel at 116-118 Little Lonsdale Street is significant aesthetically, socially and historically

Why is it significant

The former Exploration Hotel at 116-118 Little Lonsdale Street is locally significant to the City of Melbourne.

Historically:

The former Exploration Hotel represents well the key period of the historic development of the infamous 'Little Lon' district, an area that because of its diverse and colourful residents has attracted a high level of public attention over recent years within the Melbourne area. The hotel sits within a streetscape, as its earliest part, that demonstrates the main change in uses in this part of the City, from residential and corner-commercial buildings to warehouse and manufacturing uses.

The activities within and around the hotel have been well documented over time, allowing a depth of interpretation of the building's history and that of its setting as among the last of Victorian-era parts of Outcast Melbourne.

Socially:

The hotel and adjoining two row houses epitomise the much publicised and interpreted 'Little Lon' district that, because of its colourful past, has been examined by academics and journalist on many occasions. The 'Little Lon' district can be seen to have extended along Little Lonsdale Street at least as far as Russell Street, with its racy reputation, and later as a centre of Chinese culture and industry as part of Melbourne's Chinatown.

'Little Lon' has been the subject of many books, exhibitions and articles. This interpretation has in

turn created a public presence for the area historically and has been further promoted by on-site interpretation panels and the retention of buildings such as the Oddfellows Hotel in new developments.

Aesthetically:

The 1860s classical revival stone pilasters at ground level are rare within the Melbourne City context.

The former hotel and its setting evoke an aesthetic linked with early Victorian-era architecture with recent recognition including the 1976 CBD conservation study, the CAD heritage study, and the 2002 CAD heritage review.

Recommendations

This report recommends that this building and associated land at 116-118 Little Lonsdale Street become part of a Heritage Overlay Area covering 116-132 Little Lonsdale Street, with reference to the existing grading adopted by Council in the CAD 1985 study, as revised in 1993, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*. The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area. Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Contributory elements

The contributory elements within this property include 19th century fabric, consisting of external walls and finishes, parapeted form, mouldings, fenestration, stone pilastrade, along with new material added in sympathy to the original fabric it replaced.

ROW HOUSES, 120-122 LITTLE LONSDALE STREET

Built: 1869



Figure 8 120-122 Little Lonsdale Street, 2010: showing the only major change as conversion of the door of 120 to a matching window when the houses were united.

Description

This is a simple Italian Renaissance Revival stuccoed brick and parapeted two storey pair typical of the period 1860s-1870s with a main cornice, terminating bracketed blocks and a plain string mould at the first floor line. This is the era when the Italian Renaissance style emerged in Melbourne as a simple progression from the Colonial Georgian of previous decades, but now with a parapeted roof line and applied classical mouldings in cement render. The plinth and window sills are dressed basalt and the fenestration pattern symmetrical.

The house row is one of the few examples of early Victorian-era residential architecture in the Melbourne Central Business District.

External Integrity

The front door of 120 Little Lonsdale Street has been converted to a matching window but the façade pattern is maintained. A large structure has been added to the rear of the pair but is not publicly visible.

Streetscape contribution

Part of a recognizably old streetscape (with the adjoining former hotel) which broadens in period as it extends to the west, but maintains a small material, period detail, form and fenestration range to promote a strong Victorian-era expression. The historical background, style, construction materials and built form are contributory to the streetscape.

Comparative analysis

Early houses or house rows in the Central Business District are uncommon, most similar buildings surviving from the early Victorian-era being built as shops and residences.


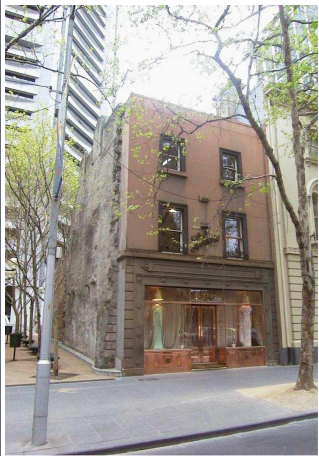
Heritage Assessment of 116-132 Little Lonsdale St, Melbourne




Figure 9 Houses at 12-14 Celestial Avenue, 1860s, a former house that is part of Melbourne's Chinatown but very altered

The following houses or row houses were identified in the CAD conservation study 1985 as being from the date range c1865-1875. Once outside of the CAD or CBD this type and era of house is relatively common within the inner suburbs of North Carlton, North and West Melbourne and Fitzroy, Collingwood or Richmond.

Where there are comparable examples in the CBD, such as listed below, only Kidd's row houses are of the simple comparable style and in a row form. The stone façade makes them outstanding and hence the 1985 study **A** heritage grading.

Address	Name	Type	Date	Value	Street scape	Notes
Collins Street 8	Portland House 	Residence former, Surgery	1873	B	1	An ornate architect designed house that contrasts with the simple row at 120-122 Lt Lonsdale St
Collins Street 72-74	Le Louvre 	Residence, former	C1855	D	3	Altered in 20 th century as its main cultural value
King Street 353-355	Kidd's Houses	Houses	1865-69	A	1	Stone and of the simple colonial type of 120-122

							
La Trobe Street	6	Caretaker Residence, Royal Society	House	1869	C	3	Single detached villa type, not directly comparable

Heritage assessment

For the historical background of this place refer to *Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group.*

Assessment against National Estate Register criteria

A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community

Based on the assumed 1854-5 date from the 1976 conservation study, this house pair was thought to be old but surprisingly near intact, which paralleled 72-74 Collins Street (1855) as amongst the oldest surviving residences in the central city. However new data has qualified the construction date to 1869-1870 which makes the building less significant although it is still historically linked with the important 'Little Lon' district landmark and the adjoining Exploration Hotel of 1861. As a residence pair it has higher integrity to this era than any other identified in the 'Little Lon' district.

The house pair is part of a largely Victorian-era streetscape (118-132 Little Lonsdale Street) that draws from the simple early Colonial form of the Exploration Hotel while exhibiting a change in use but not in basic style with its later development periods. The building group complements other nearby key Victorian-era sites such as the important Wesleyan mission and church complex and the nearby former synagogue, later Salvation Army mission hall at the Exhibition street corner.

These fragments, from what was a densely developed area in the 19th century, represent some of the key elements that made up the reputation of 'Little Lon' being the modest dwellings, charitable institutions, popular corner

hotels and associated boarding houses, and the later factory use when residential turned to industry at the City's edge.

The activities around the house pair and adjoining hotel have been documented over time, allowing a depth of interpretation of the building's history and that of its setting as among the last of the Victorian-era parts of Melbourne's 'Little Lon'.

B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

The comparative analysis reveals that this type of simple mid Victorian-era row house (not subsequently converted to a shop or built as a shop and residence) is now uncommon in the CBD although once very common, particularly in the 'Little' streets such as Little Lonsdale Street.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The former row houses and their setting evoke a simple aesthetic linked with early Victorian-era architecture with heritage recognition including the 1976 CBD conservation study, the CAD 1985 heritage study, CBD heritage review of 2002, and more recently community recognition by the National Trust of Australia (Vic) classification for its evocation of the 'Little Lon' ethos.

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.

Beyond the architecture, the two row houses and the adjoining hotel epitomise the much publicised and interpreted 'Little Lon' district that, because of its colourful past, has been examined by academics and journalist on many occasions, particularly surrounding the excavation of the former Commonwealth Centre and Casselden Place development sites along Little Lonsdale

Street, east of Exhibition Street. This has focused attention on this specific part of 'Little Lon' area but the district can be seen to have extended along Little Lonsdale Street at least as far as Russell Street, with its racy reputation, and later as a centre of Chinese culture and industry as part of Melbourne's Chinatown.

The 'Little Lon' area has been the subject of many books, exhibitions and articles and remains part of the Museum of Victoria web site. This interpretation has in turn created a public presence for the area historically and has been further promoted by on-site interpretation panels and the retention of buildings such as the Oddfellows Hotel in new developments.

See for example:

<http://museumvictoria.com.au/littlelons/grow.html>;

<http://museumvictoria.com.au/littlelons/brothel.html>;

<http://www.emelbourne.net.au/biogs/EM00860b.htm> (Encyclopaedia of Melbourne);

<http://www.theage.com.au/articles/2002/07/18/1026898888171.html> (*The Age*).

Statement of Significance

What is significant?

Built for the Exploration Hotel keeper, John Glavin, in 1870 this two storey row house pair, adjoining Glavin's former Exploration Hotel, was at the centre of well publicised and documented criminal and social events that characterised the district known as 'Little Lon'. With the adjoining hotel, the house pair functioned as residential option for travellers attending the adjoining hotel while at the same time being well publicised in the daily press for its role in a long-running legal dispute over the claims and counter-claims arising from the duplicate wills of its deceased owner, Mrs Skinner.

Like the hotel, the pair has the characteristic simple form and finish of early Colonial row houses.

How is it significant

The row house pair 120-122 Little Lonsdale Street is of local historical, social and aesthetic significance to the City of Melbourne.

Why is it significant

The row house pair at 120-122 Little Lonsdale Street is locally significant.

Historically:

The house pair is part of an important Victorian and Edwardian-era streetscape (118-132 Little Lonsdale Street) that evolved from the simple early Colonial form of the Exploration Hotel while exhibiting a change in use, but not architectural style, over key development periods in the City's history.

The pair forms part of a building group that aligns with other nearby key Victorian-era sites such as the important Wesleyan mission and church complex and the nearby former synagogue (later Salvation Army mission hall) at the Exhibition street corner as fragments from what was a densely developed area in the 19th century. The adjoining building group and this key site represent some of the elements that made up the reputation of 'Little Lon' being the modest dwellings, charitable institutions, popular corner hotels and associated boarding houses and later factory use when residential turned to industry at the City's edge.

The activities around the house pair and adjoining hotel have been documented over time, allowing a depth of interpretation of the building's history and that of its setting as among the last of Victorian-era parts of Melbourne's 'Little Lon'.

Socially:

The two row houses and adjoining hotel epitomise the much publicised and interpreted 'Little Lon' district that, because of its colourful past, has been examined by academics and journalist on many occasions. The 'Little Lon' district can be seen to have extended along Little Lonsdale Street at least as far as Russell Street, with its racy reputation, and later as a centre of Chinese culture and industry as part of Melbourne's Chinatown.

'Little Lon' has been the subject of many books, exhibitions and articles. This interpretation has in turn created a public presence for the area historically and has been further promoted by on-site interpretation panels and the retention of buildings such as the Oddfellows Hotel in new developments.

Aesthetically

The former row houses and their setting evoke an aesthetic linked with early Victorian-era architecture, with heritage recognition including the 1976 CBD conservation study, the CAD 1985 heritage study, 2002 CAD heritage review, and more recently the National Trust of Australia (Vic) classification in recognition, in part, of its evocation of the 'Little Lon' ethos.

Recommendations

This report recommends that this building and associated land at 120-122 Little Lonsdale Street become part of a Heritage Overlay Area covering 116-132 Little Lonsdale Street, with reference to the existing grading adopted by Council in the CAD 1985 study, as revised in 1993, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*. The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area

Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Contributory elements

The contributory elements within this property include 19th century fabric, consisting of external walls and finishes, a parapeted form, mouldings, fenestration, joinery and roof form, along with any new material added in sympathy to the original fabric it replaced.

**RUNDLE'S FACTORY, 124-126 LITTLE LONSDALE STREET
MELBOURNE 3000**

Built: 1914



Figure 10 As at 2010

Description

This is a two level brick former factory-warehouse with a simple Modern classical parapeted elevation with cemented parapet piers and parapet wall. What was once red pressed brickwork has been painted and what was once multi-pane glazing (at first timber and then metal framed) is now frameless glass.

External integrity

In the 1980s survey, the building had a fair integrity with only painted brickwork as a major change but the stucco had not been painted. By 2010 the multi-paned steel framed glazing on both levels of the street façade has become large single panes of glass. The door is also new.

Streetscape contribution

Streetscape values possessed by the building include its visual link between the Victorian and Edwardian-era structures adjoining in terms of siting, scale, part materials and general trabeated façade composition. It shares some of the group's historical background.

Assessment of cultural significance

Assessment against National Estate Register criteria

A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community

Historically this building presents one of the emerging Edwardian-era themes in the area and aligns with the expansion of Chinatown in that district. The low integrity of the building to this era limits this expression.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The building has limited aesthetic value and has been changed considerably since construction.

Conclusion

Although historically this building presents one of the new themes in the area and aligns with the expansion of Chinatown the low integrity of the building to this era is such that the only value it has is the visual contribution to the Victorian and Edwardian-era streetscape.

The building is below the locally significant threshold when assessed on historical and aesthetic values.

Recommendations

This report recommends that this building and associated land at 124-126 Little Lonsdale Street become part of a Heritage Overlay Area covering 116-132 Little Lonsdale Street, with reference to the grading adopted by Council in the CAD 1985 study, as revised in this report, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*. The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area.

This building is contributory, although altered, because of its creation date and associated history and supports the prevailing scale, form and materials of the group.

Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

**LEITRIM HOTEL (FORMER), 128 -130 LITTLE LONSDALE STREET
MELBOURNE 3000**

Built: 1888



Figure 11 Hotel facade, 2010

Description

This three-storey and ornately ornamented and well-preserved hotel building, has a stuccoed facade, stylistically based on the Italian High Renaissance.

It has a raised segment-arched pediment and entablature at the parapet, main cornice, successive string moulds at the storey levels, and generally arched fenestration, with associated architraves and impost mouldings. At ground level, the pilasters dividing the central bar windows and entrance (right hand) from the residential doorway (left) are complete, possessing rustication at the sides, pilasters and panels of fluting on the others. Distinctive incised, guilloche patterns are used on the pilasters cement work and foliated patterns and panels in the upper facade to provide the final layer of ornament to this intricate elevation. The cement facade was unpainted in the 1980s but has been refreshed since to resemble its original form.

Upper level windows are arched at the first floor level and segmentally arched at the second, with a succession of string and impost mouldings. The deeply bracketed cement parapet cornice has cement balustrading and the raised and arched entablature has a panel bearing the words 'LEITRIM HOTEL 1888'. The parapet piers retain their cement orbs.

External integrity

Altered for use as a factory, as reflected in the mid 1980s by altered doors, new steel framed

windows and cemented spandrels central to the ground level façade. These changes were reversed subsequently with Victorian-era type four-panel timber entry doors to each end of the ground level set under the original top-lights and over new tiled thresholds, and a sympathetic central window design, but the cellar footpath entry remains sealed.

Streetscape contribution


At three-storeys the hotel is a dominant part of the generally two-level 19th Century residential and commercial streetscape. The historical background, style, construction materials and built form are contributory to the streetscape.

Comparative analysis


The following hotels were identified as individually notable in the Melbourne CAD 1985 conservation study. They are from the construction date range c1875-1900 and hence embody the boom style Classicism of the late Victorian-era.

The examples are typically highly ornamented and significant Italian renaissance revival cemented facades and on larger scale than the Leitrim but many have standard ornament and lack the highly modelled façade elements of the Leitrim.

Only Stalbridge Chambers has the dynamic modelling and traditional corner site but has not been a hotel for many years and lacks the high integrity of the Leitrim Hotel.

STREET	NUMBER	NAME	TYPE	Date	VALUE	STREET SCAPE
Elizabeth Street	380	Bulley & Co. Building, Former Federal Club Hotel (altered for use as shop)	Hotel	1875-	C	2
						

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	Date	VALUE	STREET SCAPE
Little Collins Street	317-321	Hotel Barclay 	Hotel	1891	C	2
Little Collins Street	435-443	Stalbridge Chambers 	Hotel	1891	A	2
Queen Street	320-326	Celtic Club Building, former West Bourke Hotel 	Hotel	1887c	B	
Spencer Street	10-22	Great Southern Hotel	Hotel	1891	C	2

STREET	NUMBER	NAME	TYPE	Date	VALUE	STREET SCAPE
						
Swanston Street	226-228	Ballarat Star Hotel 	Hotel	1887	B	1
Swanston Street	427-433	Oxford Hotel 	Hotel	1887	C	

Heritage assessment

For the historical background of this place refer to *Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group.*

Assessment against National Estate Register criteria

A.4 Importance for association with event, developments or cultural phases which have

had a significant role in the human occupation and evolution of the nation, State, or community

As a hotel over a 20 year period, on a site that has held a hotel from the 1860s, and externally well-preserved to its construction date, the building holds strong associations as a public place within the infamous 'Little Lon' district including the period linked with the growth of Chinatown to cover this area. As such it represents one of the key building types that once made up the district helping to form its reputation as a refuge for low life and a vehicle for amoral

behaviour, as well as a later refuge for ethnic groups. Remnant buildings from the 'Little Lon' era are now scattered across the nearby City blocks. Like the Exploration Hotel nearby, the Leitrim Hotel was an example of a victim of the Licensing Reduction Board that aimed to reduce the number and concentration of public houses in dubious areas of the City.

Designed by Henry Tolhurst for his brewery client, Victoria Brewing Co. Ltd, the hotel represents the emerging nexus between brewery ownership of hotels, hitherto privately owned. This corporatisation of hotel outlets for the sale of a brewery's products was to continue and grow in the Edwardian-era under the Carlton & United Brewery Company Ltd. This firm developed numerous hotels across Victoria using one architect and a distinct architectural style.

As an externally near complete hotel, it has historical interest as a social meeting place, albeit over the relatively short period of 24 years. It is also part of a locally important residential and commercial streetscape linked by its history with the infamous 'Little Lon' district and the greater Melbourne Chinatown.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

This is an unusually well preserved ornate late 19th Century facade, which possesses most of the devices used in the Italian Renaissance Revival of the 19th Century.

The hotel is a well-preserved example of boom style classicism as applied to a medium sized urban hotel, with distinctive cement ornament including extensive incised detailing across its walls. Unlike many hotels the typical ground level format of separate bar and lounge entries either side of a central bar window are still apparent.

Many City Victorian-era hotel examples are also highly ornamented with significant Italian renaissance detailing and on larger scale most but lack the highly modelled facade elements of the Leitrim and hence the vigour of its architectural expression.

The hotel has been identified in two independent heritage studies from the 1970s-1980s (as confirmed in two separate reviews) for its architectural values.

Statement of Significance

What is significant?

Designed by Henry Tolhurst for his brewery client, Victoria Brewing Co. Ltd in 1888 this two storey boom-style classical revival hotel is externally

well-preserved and has distinctive cement rendered facade. It is on a site occupied by a Leitrim Hotel since the 1860s and remains as one of the key building types in the notorious 'Little Lon' district.

It forms part of a group with the nearby row house pair and the adjoining former Exploration Hotel, as a centre of well publicised and documented criminal and social events that characterised the 'Little Lon' district.

How is it significant

The Leitrim Hotel at 128-130 Little Lonsdale Street is of local historical, aesthetic and architectural significance to the City of Melbourne.

Why is it significant

The Leitrim Hotel, 128-130 Little Lonsdale Street, is locally significant.

Historically:

As a hotel over a 20 year period, on a site that has held a hotel from the 1860s, and externally well-preserved to its construction date, the building holds strong associations as a public place within the infamous 'Little Lon' district including the period linked with the growth of Chinatown.

As a representative of one of the key building types that once made up the district helping to form its reputation as a refuge for low life and a vehicle for amoral behaviour, as well as a refuge for ethnic groups. Remnant buildings from the 'Little Lon' era are now scattered across the nearby City blocks.

Like the adjacent Exploration Hotel, the Leitrim Hotel was also an example of a victim of the Licensing Reduction Board of the Edwardian-era that aimed to reduce the number and concentration of public houses particularly in dubious areas of the City.

As a design by Henry Tolhurst for his brewery client, Victoria Brewing Co. Ltd, the hotel represents the emerging nexus between brewery ownership of hotels, hitherto privately owned. This corporatisation of hotel outlets for sale of brewery produce was to continue in the Edwardian-era under the Carlton & United Brewery Company Ltd. who developed numerous hotels using one architect and a distinct architectural style

Aesthetically

The hotel is a well-preserved example of boom style classicism as applied to a medium sized urban hotel, with distinctive cement ornament including extensive incised detailing across its walls. Unlike many hotels the typical ground level

format of separate bar and lounge entries either side of a central bar window are still apparent.

Many significant City Victorian-era hotel examples are also highly ornamented with significant Italian renaissance detailing and are on a larger scale but most lack the highly modelled façade elements of the Leirim and hence the vigour of its architectural expression.

Recommendations

This report recommends that this building and associated land at 128-130 Little Lonsdale Street become part of a Heritage Overlay Area covering 116-132 Little Lonsdale Street, with reference to the existing grading adopted by Council in the CAD 1985 study, as revised in 1993, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*. The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area. The building at 124-126 Little Lonsdale Street is contributory only, although altered.

Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Contributory elements

The contributory elements within this property include 19th century fabric, consisting of external walls and finishes, parapeted form, mouldings, fenestration, joinery and roof form, along with any new material added in sympathy to the original fabric it replaced.

NATHAN'S WAREHOUSE, 132 LITTLE LONSDALE STREET, MELBOURNE 3000

Built: 1906



Description

This is an austere red brick warehouse on three levels on a corner site, with simple classical or Italian Renaissance Revival styling as is the rest of this streetscape. There is a cement string mould at the first floor level and a cornice moulding at the parapet which returns along Bennetts Lane to the first window bay. This cornice moulding matches the cornice line of the adjoining Leitrim Hotel.

The façade openings are symmetrically placed vertical rectangles, with segmentally arched windows fitted with timber-framed double-hung sashes on the upper levels. Similar window openings face Bennetts lane at all levels and hopper sashes with toplights face Little Lonsdale Street at ground level.

The fading sign 'Wetmore Crystal' has been painted on the parapet entablature.

External integrity

The brickwork has been painted (south, part west and north walls), a new entrance created on the west side elevation, the rear service wing extended up a level and a new fire escape added on the rear, one upper level opening has been modified on the west, and an unrelated street lamp attached to the facade.

Streetscape contribution

At three-storied this Edwardian-era warehouse hotel is a dominant end to the generally two-level 19th and early 20th Century significant residential and commercial streetscape to the east. The historical background, style, construction materials and built form are contributory to the streetscape.

Comparative analysis

(Refer to Appendix 8: Edwardian-era warehouses in the Melbourne CAD Conservation Study 1985)

The Appendix lists some 78 warehouses of a similar age identified in the CAD for the CAD Conservation Study 1985. These were typically concentrated in the little streets, particularly Flinders Lane which still remains most evocative of this use today with many architecturally significant examples.

The value of this warehouse is its historical associations and uses, specifically around the furniture trade but otherwise it is a fairly well-preserved example of a type. It is also a modest design from of a noted commercial architect of

the period, AH Fisher, who specialised in furniture warehouse design.

Heritage assessment

For the historical background of this place refer to *Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group.*

Assessment against criteria

.A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community

This classical revival warehouse was erected for use in the furniture trade by the owner of Maples Furniture warehouse and remained so during a long period as occupied by Chinese cabinetmakers who dominated occupancies within the street during the late Victorian and Edwardian-eras.

This warehouse is well-preserved with any changes easily reversible. As such it represents well the period when the Chinese cabinetmakers expanded from Little Bourke Street into Little Lonsdale Street, this building being closely linked by the Nathan and Maples connection to the furniture trade; as such it has historical significance for its evocation of that role.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Architecturally the building is austere as befits its location and type but visually relates well to the other components of this group.

Statement of Significance

What is significant?

This three-level warehouse was erected for Benjamin Nathan junior of Maple & Company furniture dealers to the design of architect, AH Fisher, in 1905-6; the builder was WF Holden of Armadale¹. Nathan junior was a principal in the later extensive network of furniture outlets and Fisher designed the Maples warehouse Chapel St, Prahran c1909.

The building was occupied by Chinese cabinetmakers over a long period.

¹ Melbourne building application December 1905, 9817

How is it significant

Nathan's warehouse at 132 Little Lonsdale Street is locally significant historically and aesthetically to the City of Melbourne. The

Why is it significant

Nathan's warehouse at 132 Little Lonsdale Street is locally significant.

Historically:

As a warehouse erected for use in the furniture trade by the owner of the later prominent Maples Furniture warehouse chain, remaining so during a long period of occupation by Chinese cabinetmakers.

As a well-preserved Edwardian-era warehouse that represents well the period when the Chinese cabinetmakers expanded from Little Bourke Street into Little Lonsdale Street, this building being closely linked by the Nathan and Maples connection to the furniture trade; as such it has historical significance for its evocation of that role. The building is evocative of the greater Melbourne Chinatown, one of the historically characteristic 'districts' of Melbourne cited in the Lewis Melbourne CBD thematic history of 1994.

Aesthetically

The building is austere, as befits its location and type, but visually relates well to the other components of this significant streetscape group in terms of its use of a restrained classical revival architectural styling common to all of the buildings within the group.

Recommendations

This report recommends that this building and associated land at 132 Little Lonsdale Street become part of a Heritage Overlay Area covering 116-132 Little Lonsdale Street, with reference to the existing grading adopted by Council in the CAD 1985 study, as revised in 1993, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning Scheme*) and reference document *Urban Conservation in the City of Melbourne*. The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area. The building at 124-126 Little Lonsdale Street is contributory only, although altered.

Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Contributory elements

The contributory elements within this property include Edwardian-era fabric, consisting of external walls and finishes, parapeted form, mouldings, fenestration, joinery and roof form, along with any new material added in sympathy to the original fabric it replaced.

VICTORIAN & EDWARDIAN-ERA HOTEL, RESIDENTIAL AND COMMERCIAL GROUP 116-132 LITTLE LONSDALE STREET, MELBOURNE 3000

Built: 1860s-1915



Figure 12 The group, 132-116 Little Lonsdale Street, as at 2010

Description

Subdivided and initially developed during the gold rush era of the 1850s, the lot sizes created in this block reflect that period but the existing buildings express a range of construction eras and uses up to the First War. Despite the diversity of age, the buildings relate closely in terms of form, scale, fenestration, materials and stylistic detailing. This is accentuated by the larger scale and visually contrasting more recent architecture around it.

The group is also located strategically close to other elements of 'Little Lon' life, including key church sites and former missions.



Figure 13 Highly significant Wesleyan Church complex bordering Little Lonsdale Street

External integrity

Each one of the group has been changed since construction but judged comparatively among streetscapes of a similar date range this group remains fairly well-preserved.

Streetscape context

Other contributory buildings in the larger `Little Lon` precinct are listed in *Appendix 10: `Little Lon` precinct- remaining contributory buildings*. These include factory-workshops, warehouses, hotels, a former house and house rows, dating mainly from the Victorian-era Edwardian-era. Some are nearby or adjacent in Little Lonsdale Street and others face Lonsdale, Russell or Exhibition Streets. Together they express similar historic or development themes to those expressed by the group.



Figure 14 Hebrew school and synagogue (1860, left) in Exhibition St, looking west down Little Lonsdale Street towards the first group of Victorian-era former houses.

This group and the hotel, residence and warehouse group in Little Lonsdale Street east (around the Oddfellows Hotel) are the most cohesive of the small-scale building groups that make up the precinct but the latter group has been compromised in part by the Casseleden Place development leaving them as isolated building shells.

Comparative analysis

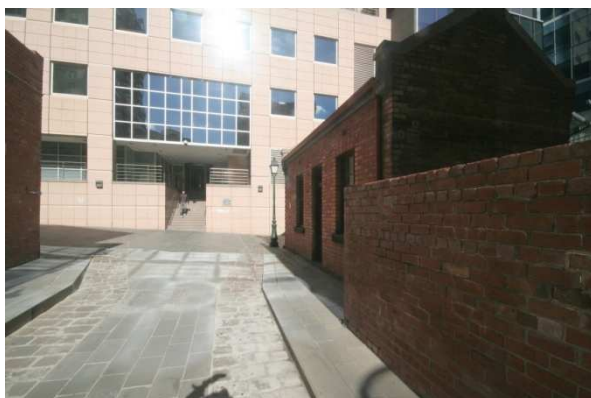


Figure 15 House at 17 Casseldon Place with development behind, all that remains of the once crowded series of `Places` of Little Lonsdale Street in this area

The CAD 1985 conservation study identified some 263 (of the near 1200 buildings identified) in the CAD that represented this date range and

formed locally significant streetscapes (refer Appendix 9: Edwardian and Victorian-era Building groups identified in the Melbourne CAD Conservation Study 1985). These streetscapes vary greatly in terms of architectural enrichment, scale and exposure, from the nationally significant Rialto and Olderfleet commercial group to more modest groups such as this one.

The most comparable streetscapes are in little Bourke St in what is now regarded as Chinatown. Here there are rich assemblies of warehouses, churches, shops and factories that parallel and surpass architecturally the Little Lonsdale Street examples and were often built for Chinese rather than leased by them as in this group.

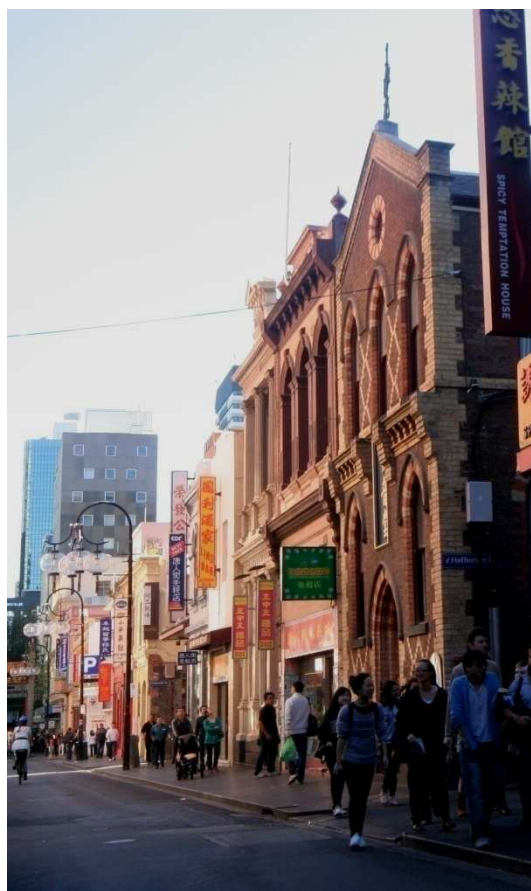


Figure 16 Little Bourke St Chinatown

Heritage assessment

For the historical background of this place refer to *Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group*.

Assessment against National Estate Register criteria

A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation

and evolution of the nation, State, or community

This group has a range of uses that link closely to the thematic development of this part of the CAD or CBD, including an early hotel from the 'Little Lon' era, a boom era hotel that perpetuated key 'Little Lon' uses, a boarding house and residence pair from the 'Little Lon' period, and a warehouse or factory that was utilised along with the other buildings by Chinese for the furniture trade, in the greater Chinatown Edwardian-era.

The group also joins with other key sites in the area historically as well as providing an architectural link in terms of period expression: these include other 'Little Lon' sites east of Exhibition Street, the Wesleyan Church complex, corner hotels in Russell and Exhibition Streets and the former Jewish synagogue that have all served a key and specific role within the area's thematic development.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The group presents a range of uses set to a single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.

The group also has the architecturally significant Leitrim Hotel that displays strong boom-era dynamism in its façade ornament.

Four of these buildings have also been recognised individually by a number of heritage studies and two are classified by the National Trust of Australia (Vic) as a reflection of community recognition.

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.

The group epitomises the much publicised and interpreted 'Little Lon' district that, because of its colourful past, has been examined by academics and journalist on many occasions, particularly surrounding the excavation of the former Commonwealth Centre and Casselden Place development sites along Little Lonsdale Street, east of Exhibition Street. This has focused attention on this specific part of 'Little Lon' area but the district can be seen to have extended along Little Lonsdale Street at least as far as Russell Street, with its racy reputation, and later as a centre of Chinese culture and industry as part of Melbourne's Chinatown.

The 'Little Lon' area has been the subject of many books, exhibitions and articles and remains

part of the Museum of Victoria web site. This interpretation has in turn created a public presence for the area historically and has been further promoted by on-site interpretation panels and the retention of buildings such as the Oddfellows Hotel in new developments.

See for example:

<http://museumvictoria.com.au/littlelons/grow.html>;

<http://museumvictoria.com.au/littlelons/brothel1.html>;

<http://www.emelbourne.net.au/biogs/EM00860b.htm> (Encyclopaedia of Melbourne);

<http://www.theage.com.au/articles/2002/07/18/1026898888171.html> (*The Age*).

Statement of Significance

What is significant?

A group of buildings that represent three key development phases in the City's history, the immediate post gold 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 a greater Chinatown in the street.

The building group commences with the gold rush era, Exploration Hotel, and develop through the 19th century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel of 1888, itself erected on an old hotel site.

The next phase of building is from the Edwardian-era with factory warehouse construction that was to serve the Chinese cabinet making and furniture trade.

All share a single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.

How is it significant

The Victorian and Edwardian-era building group at 116-132 Little Lonsdale Street is locally significant, historically, socially and aesthetically, to the City of Melbourne.

Why is it significant

The Victorian and Edwardian-era building group at 116-132 Little Lonsdale Street is significant.

Historically:

As group with a range of uses that link closely to the thematic development of this part of the CAD, including an early hotel from the 'Little Lon' era, a boom era hotel that perpetuated Little Lon uses, a boarding house and residence pair from the 'Little Lon' period, and a warehouse factory that was utilised along with the other buildings by Chinese for the furniture trade, from the greater Chinatown era.

As a group that joins with other key sites in the area historically as well as providing an architectural link in terms of period expression, including other 'Little Lon' sites east of Exhibition Street, the Wesleyan Church complex, corner hotels in Russell and Exhibition Streets, and the former Jewish synagogue that have all served a key and specific role within the area's thematic development.

Socially:

The group epitomises the much publicised and interpreted 'Little Lon' district that, because of its colourful past, has been examined by academics and journalist on many occasions. The 'Little Lon' district can be seen to have extended along Little Lonsdale Street at least as far as Russell Street, with its racy reputation, and later as a centre of Chinese culture and industry as part of Melbourne's Chinatown.

'Little Lon' has been the subject of many books, exhibitions and articles. This interpretation has in turn created a public presence for the area historically and has been further promoted by on-site interpretation panels and the retention of buildings such as the Oddfellows Hotel in new developments.

Aesthetically

As a group presenting a range of traditional uses set to a single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.

The group also has the architecturally significant Leitrim Hotel that displays a strong boom-era dynamism in its façade ornament.

Recommendations

This report recommends that this building group and associated land at 116-132 Little Lonsdale Street become a Heritage Overlay Area, with reference to the existing grading adopted by Council in the CAD 1985 study, as revised in 1993, and management outlined in the local policy (Heritage Places Within The Capital City Zone, Clause 22.04 of the *Melbourne Planning*

Scheme) and reference document *Urban Conservation in the City of Melbourne*. The buildings at 116-118, 120-122, 128-130 and 132 are both individually significant and contributory elements within this proposed Heritage Overlay Area. The building at 124-126 Little Lonsdale Street is contributory only, although altered, with a contribution to the group creation era, prevailing scale, form and materials.

Paint colour control only is recommended for the schedule to clause 43.01 of the Melbourne Planning Scheme.

Contributory elements

The contributory elements within this property are all of the properties at 116-132 Little Lonsdale Street, including Edwardian-era and 19th century fabric consisting of external walls and finishes, parapeted form, mouldings, fenestration, joinery two and three-storey scale, and roof form, along with any new material added in sympathy to the original fabric it replaced.

Appendix 1 Title details for 116-132 Little Lonsdale Street

The following are Torrens title extracts for these sites; copies of General Law search notes are held.

Lt Lonsdale Street 132 Melbourne Title Details

Title Number	Name		Date	Parent title
5144/641	David Lim Yun of 12 Bennetts Lane Melbourne Cabinet maker is now the proprietor part CA 14 section 26 City of Melbourne 23 August 1926	Joseph Garrabaldi Jennings and Thomas Henry Jennings the younger both of Albion street South Yarra timber merchants are now the proprietors	27 July 1928	46333
		Mortgage to The Commercial Banking Company of Sydney limited 2 December 1930 Discharged 19 May 1941		
		Joseph Garrabaldi Jennings of 65 Albion Street south Yarra furniture manufacturer is now the proprietor	16 July 1935	
		William Henry Francis Clarke Hotelkeeper and Jessie Agnes Clarke married woman both of 56 Victoria Street North Melbourne are now joint proprietors	19 May 1941	
		Teademy Plastics proprietary limited of 402 Lt Bourke Street is now the proprietor	4 October 1946	
		Willy Hermann Johann Friedrich Horn manufacturer and Merchant of 51 Hardware Street Melbourne is now the proprietor	16 December 1946	
		Willy Hermann Johann Friedrich Horn died on 18 December 1953. probate of his will has been granted to Ruth Gladys King of 55 The Boulevard Balwyn North married woman	9 September 1959	
		Kent Enterprises Pty Ltd of 2 Carrington street Sydney is nowt the proprietor	24 June 1968	
		Martin Penner Distributors Pty ltd of 2589 Collins street Melbourne is now the proprietor	14 March 1973	
		Frederick James Foulis of 26 Somers Street Burwood and James Michael Foulis of 17 McKenzie Street East Doncaster plumbers are now joint proprietors	1 August 1973	
		Mortgage to the national Bank of		

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

		Australasia limited 1 August 1973 Discharged 18 August 1988		
		Frederick James Foulis of 26 Somers Street Burwood Master Plumber and James Michael Foulis of 17 McKenzie Street East Doncaster plumber are now proprietors as tenant sin common in equal share	1 December 1975	
		Proprietor James Michael Foulis of 37 Heads road Donvale	18 August 1988	
		Mortgage Frederick James Foulis 18 August 1988 Discharged 30 September 1995		

Lt Lonsdale street Melbourne 116-118 Title Details

Title Number	Name		Date	Parent title
8255/773	Frank David Meadows of 160 Lonsdale Street Melbourne, Merchant Hilda Elspeth Johns of 21 Moule Avenue Brighton Married woman and Jessie Hanna of 53 Lunette avenue Clapham London England married woman are now the proprietors as tenants in common part CA 13 Section 26 21 May 1965	As to the interest of Frank David meadows who died on 11 th march 1970 Probate of his will has been granted to public trustee 21 July 1970		53145
		Transfer as to the interest formerly held by frank David Meadow 8909/068	5 October 1971	
		Transfer as to balance 8991/604	10 August 1973	

Lt Lonsdale St Melbourne 124-126 Title Details

Title Number	Name		Date	Parent title
1696/103	The Royal Permanent Building Society carrying on business at Number 98 Elizabeth street in the city of Melbourne is now the proprietor, part CA 14 section 26 13 June 1885	Robert Devine of Lt Lonsdale street Melbourne grocer is now the proprietor	31 March 1887	19501
		Mortgage to William Ivers the elder 31 March 1887 Discharged 28 March 1888		
		Andrew Skeen of Bourke St. gentleman and John Richards of Bridge road, Richmond Boot Importer are now the proprietors	26 March 1888	
		Mortgage to Samuel Lyons 26 March 1888 Discharged 26 February 1894		
		Mortgage James Johnson 26 February 1891		
		Transfer as to one undivided half part cancelled as to one undivided half part 2457/333 John Richards to Maria Richards		
2457/333	Maria Richards the wife of John Richards of Bridge road Richmond Boot Importer is now the proprietor 14 December 1890	Transfer to Samuel Cronin 3443/503	17 August 1910	1696/103

Lt Lonsdale St Melbourne 128-130 Title Details

Title Number	Name		Date	Parent title
8041/541	George William Campbell of 918 Burke Rd Balwyn, Manufacturer is now the proprietor part CA 14 Section 26 city of Melbourne	George William Campbell died on 19 March 1982, probate of his will has been granted to Clive Malcolm Campbell of 139-143 Lonsdale street Melbourne Company director and Jean Doreen Stacpoole of 1 Riverview Road North Balwyn married woman	6 September 1982	51435

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

	11 October 1957			
		CLICAM pry ltd of 1 st Floor 540 Lt Collins street Melbourne is now the proprietor	24 August 1983	
		Proprietor Sestino Pty limited of 100 Queen St Melbourne	12 December 1985	
		Proprietor Garan properties Pty Ltd of 861 Doncaster Rd Doncaster East	4 May 1987	
		Mortgage to National Australia Bank 9 November 1987 Discharged 28 December 1990		
		Proprietor Braeburn Properties Pty Ltd of 17 Maleela Ave Balwyn	28 December 1990	
		Proprietor Tenants in common in equal shares Bich Dao Lu Van Quyen Lu & Bich Chi Lu, 29 Esplanade Altona and Allan Adrian Doensen 33 Saint Davids Drive, Wantirna	28 November 1994	

Appendix 2 Rate records for 116-132 Little Lonsdale Street

Lt Lonsdale Street 132 (117 old number), VPRS 5708 Melbourne City Council microfiche

The following is an extract from Melbourne municipal rate records for these sites.

Rate year	Rate no.	Occupier	Owner	Description	NAV
1919	768	Lim Wing Wah	Benjamin Waltham	Bk. Factory	80
1915	794	Ah Goon	Benjamin Waltham	Bk. Factory 20 x 60 3 rms.	90
1910	850	Ah Goon	Benjamin Waltham	Bk. Factory 20 x 60 2 rms.	62
1908	856	Ah Goon	Benjamin Waltham	Bk. Factory 20 x 60 3 rms.	62
1907	853	-	Benjamin Waltham	Lt Lonsdale street land	24
1905	895	-	Benjamin Waltham	Lt Lonsdale street land	16
1900	948	-	Benjamin Waltham	Lt Lonsdale street land	12
1896	1008	-	Benjamin Waltham	Bennett lane & Lt Lonsdale St. Land	20
1895	1014	-	Benjamin Waltham	Land 20x 60	20
1890	1080	Long Goon	Hugh Ross	132 Bk. Store & Bakery 4 rms. 20 X 60	60
1889	1091	Mrs Donohue	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1888	1105	Meyer Schvitzer	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1887	1117	Hugh Todd	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1886	1116	John Humphrey	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1885	1128	Mrs Ward	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1884	1149	Mrs Ward	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1883	1164	James P Jeffrey	Hugh Ross	117 Bk. Shop & bakery 4 rms. 20 x 60	60
1881	1191	Thos P Jeffrey	Hugh Ross	Bk. Shop & bakery 4 rms. 20 x 60	60
1880	1208	George Dicken	Hugh Ross	Bk. Shop & bakery 4 rms. 20 x 60	60
1879	1906	George Tucker	Hugh Ross	Bk. Shop & bakehouse 4 rms. 20 x 60	60
1878	1190	Adam Call**	Hugh Ross	Bk. Shop & bakehouse 4 rms. 20 x 60	60
1877	1186	James Sinclair	Hugh Ross	Bk. Shop & bakehouse 4 rms. 20 x 60	60
1875	1190	James Sinclair	Hugh Ross	Bk. Shop & bakehouse 4 rms. 20 x60	65

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1874	1190	James Sinclair	Hugh Ross	Bk. Shop & bakehouse 3 rms. 20 x 60	65
1871	1205	James Sinclair	Talbot	Bk. Shop 3 rms. Bake house & loft	65
1870	1164	William Sinclair	Talbot	117 Bk. Shop rms. & Bake house	50
1869	1170	William Sinclair	Talbot agent	Bk. Shop storerooms & Bake house	65
1868	1162	Difficult to read	Difficult to read	Bk. house 3 rms. & bake house	65
1867	1380	B Hutton	Hugh Ross	Bk. house 3 rms. & bake house	50
1866	1359	Bernard Hutton	Hugh Ross	Bk. house 3 rms. & bake house	50
1865	1352	Bernard Hutton	Hugh Ross	117 Bk. Bake house 3 rms. & shed 18 x60	50
1864	1396	Benjamin Stockdale	Hugh Ross	Bk. house 3 rms. & bake house	50
1863	1388	Benjamin Stockdale	Hugh Ross	Bk. house 3 rms. & bake house	50
1862	1468	John Robinson	Hugh Ross	Bk. house 3 rms. & bake house	55
1861	1379	J Robinson	Johnstone	Bk House shop 3 rms Bakehouse & shed	60
1860	1461	C Campbell	Rate book only has ratepayers	Bk 3 rms. & Bake house	70
1859	1421	Miller & Co	Rate book only has ratepayers	Bk 3 rms. & Bake house	70
1858	1457	Solomon & Miller	Rate book only has ratepayers	Bk. Shop & bakehouse	80
1857	1338	Solomon & Miller	Rate book only has ratepayers	Bk. Shop & bakehouse	80
1856	1384	Cramer & Miller	Rate book only has ratepayers	Bk. shop 2 rms. & bakehouse	50
1855	1355	Axel? & Cowley	Rate book only has ratepayers	Bk. house 1 rm. & bakehouse	50
1854	1339	William & Smith	Rate book only has ratepayers	Bk. house ship rm. & bakehouse	120
1853		No listing			

Lt Lonsdale Street 116 (127 old number), VPRS Melbourne City Council microfiche

Rate year	Rate no.	Occupier	Owner	Description	NAV
1919	773	William Pow	Charlie Ah Ten	Bk. House 10 rms.	80
1915	799	Lily Mook	Charlie Ah Ten	Bk. House 10 rms.	80
1910	855	Jack Lawson	Carlton Brewery	116/8 Bk. hotel 10 rms. 28 x 70	80
1905	900	Jack Lawson	Carlton Brewery	116/8 Bk. hotel 10 rms. 28 x 70	80
1900	953	Hicks William	Carlton Brewery	116/8 Bk. hotel 10 rms. 28 x 70	80
1895	1019	Peter Burns	Carlton Brewery	116/8 Bk. hotel 10 rms. 28 x 70	110

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1890	1085	Mrs Courtney	Simeon Cohen	Bk. Hotel Exploration 12 rms. 28 x 70	130
1885	1133	Mrs Courtney	Simeon Cohen	Bk. Hotel Exploration 12 rms.	130
1880	1213	Mrs Courtney	Simeon Cohen	Bk. Hotel Exploration 12 rms. 28 x 70	130
1875	1195	Syme ?	Simeon Cohen	Bk. Hotel 12 rms. 28 x 70	120
1870	1169	Patrick Glavin		Exploration Bk. Hotel bar 10 rms.	120
1865	1357	John Glavin	Simon Glavin	127 33 x 50 Bk & stone hotel 7 10 rms	120
1864	1401	William Glavin	Cohen	Bk & stone 10 rms. & kitchen house Exploration Hotel	150
1863	1393	Mrs john Glavin	Cohen	Bk & stone 10 rms. & kitchen house Exploration Hotel	160
1862	1473	Walter john Glavin	Cohen	Bk & stone Exploration Hotel 10 rms & kitchen	175
1861	1384	Cohen & tenants	Cohen	Stone House, com shop & 3 rms	40
1860	1486	J Harris	Rate book only has ratepayers	Stone house shop 7 3 rms.	50
1859	1427	P Harris	Rate book only has ratepayers	Stone 3 rms. & shop	50

Lt Lonsdale Street 120 (125 old number), VPRS Melbourne City Council microfiche

Rate year	Rate no.	Occupier	Owner	Description	NAV
1919	772	Charlotte Taylor	Charlotte Taylor	Bk. House 4 rms.	35
1915	798	Charlotte Taylor	Samuel Cronin?	Bk. House 4 rms.	22
1910	854	Var Yick	Carlton Brewery	Bk. House 6 rms.	20
1905	899	Var Yick	Carlton Brewery	Bk. House 4 rms.	20
1900	952	Goon Lee	Carlton Brewery	Bk. House 4 rms.	18
1895	1018	-	Carlton Brewery	120 Bk. House 6 rms.	24
1890	1084	-	Simeon Cohen	120 Bk. House 5 rms.	24
1889	1095	-	Simeon Cohen	125 Bk house 5 rms. 13x 20	24
1888	1109	-	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1887	1121	-	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1886	1120	G Davis	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1885	1132	-	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1884	1153	Mrs Courtney	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1883	1168	Mrs Courtney	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1881	1195	Mrs Courtney	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1880	1212	Mrs Courtney	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1879	1916	Frederick Flowers	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1878	1194	Frederick Flowers	Simeon Cohen	125 Bk. house 5 rms. 13x 20	24
1877	1190	-	Simeon Cohen	125 Bk. house 5 rms. 13x 20	30
1876	1188	Simon Solomon	Simeon Cohen	125 Bk. house 5 rms. 13x 20	30
1875	1194	John Glavin	John Glavin	125 Bk house 5 rms. 13x 20	30
1874	1194	John St**	John Glavin	125 Bk house 5 rms. 13x 20	30
1873	1197	McMahon	C? Glavin	125 Bk house 5 rms. 13x 20	40
1872	1200	S Barrett	G Glavin	125 Bk house 5 rms. 13x 20	40
1871	1209	S Barrett	C Glavin	125 Bk house 5 rms. 13x 20	40
1870	1168	-	Patrick Glavin	Bk house 6 rms.	30
1869	1174	-	Skinner	Bk house 6 rms.	30
1868	1166	-	Executor Skinner	Bk house 6 rms.	30
1867	1184	J Mortimer	Mrs Skinner	Bk House	24
1866	1363	J Mortimer	Mrs Skinner	Bk house bad repair 14 x 60	24
1865	1356	Susan Mortimer	Mrs Skinner	125 14 x 60 Bk House 2 rms. & workshop	24
1864	1400	Frederick Walker	Mrs Skinner	Bk house 3 rms.	20
1863	1392	Mary Ann reader	Mrs Skinner	Bk house 3 rms.	26
1862	1472	Jammers Dickens	Mrs Skinner	Bk house 3 rms.	26
1861	1383	Mrs. ?	Mrs Skinner	Bk house 3 rms.	36
1860	1485	Mrs Gordon	Rate book only has ratepayers	Bk house 3 rms.	40
1859	1426	B Harris	Rate book only has ratepayers	Bk house 3 rms.	50
1858	1461	Mrs Howey	Rate book only has ratepayers	Bk. house 4 rms.	60
1857	1342	Mrs Howey	Rate book only has ratepayers	Bk house 3 rms.	60
1856	1388	Mrs Skinner	Rate book only has ratepayers	Bk. house 4 rms.	50
1855	1359	Mrs Skinner	Rate book only has ratepayers	125 Bk. House 3 rms. & kitchen	80
1854	1342	William Skinner	Rate book only has ratepayers	Bk. house 3 rms. & wooden shed	90
1853		See 122 Lt. Lonsdale street			

Lt Lonsdale Street 122 (123 old number), VPRS Melbourne City Council microfiche

Rate year	Rate no.	Occupier	Owner	Description	NAV
1919	771	Ernest Dalveen	W. S Thompson	Bk. House 6 rms.	40

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1915	797	-	J.L. Thompson	122 Bk. House 6 rms. 13 x 70	32
1910	853	-	J.L. Thompson	122 Bk. House 6 rms. 13 x 70	32
1905	898	Helly **?	Johu. L. Thomson	122 Bk. House 6 rms. 13 x 70	20
1900	951	Walker Sarah	Johu. L. Thomson	122 Bk. House 6 rms. 13 x 70	30
1895	1017	Mr Walker	Mrs Thompson	122 Bk. House 6 rms. 13 x 70	40
1890	1083	John ?	Harriett Dodd	122 Bk. House 5 rms. 13 x 70	30
1889	1094	G Davies	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1888	1108	G Davies	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1887	1120		Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1886	1119	Henry Shire	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1885	1131	-	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1884	1152	H Dodd	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1883	1167	H Dodd	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1881	1194	Mrs Cameron	Harriett Dodd	123 Bk house 5 rms. 13 x 70	30
1880	1211	Hugh Todd	Executor Mrs Dolan	123 Bk house 5 rms. 13 x 70	30
1879	1290	Joseph Webb	Mrs Dolan	Bk house 5 rms. 13 x 70	30
1878	1193	Francis Todd	Mrs Dolan	123 Bk house 5 rms. 13 x 70	30
1877	1189	Frederick Flowers	Mrs Dolan	123 Bk house 5 rms. 13 x 70	30
1875	1193	Frederick Flowers	John Glavin	123 Bk house 5 rms. 13 x 70	30
1874	1193	Frederick Flowers	John Glavin	123 Bk house 5 rms. 13 x 70	30
1873	1196	Flowers	E Glavin	123 Bk house 5 rms. 13 x 70	40
1871	1208	F Flowers	G Glavin	123 Bk house 5 rms. 13 x 70	40
1870	1167	-	Patrick Glavin	House 6 rms.	30
1869	1173	-	Skinner	House 6 rms.	30
1868	1165	-	Executor Skinner	House 5 rms.	30
1867	1383	George Johnston	Mrs Skinner	Bk house	30
1866	1362	George Johnston	Mrs Skinner	Bk house bad repair	30
1865	1355	George Johnston	Mrs Skinner	123 14 x 60 Bk house 2 rms. Workshop	30
1864	1399	William Smith	Mrs Skinner	123 14 x 60 Bk house 2 rms. Workshop	30
1863	1391	William Purcell	Mrs Skinner	123 14 x 60 Bk house 2 rms. Workshop	32
1862	1471	Mrs Hill	Mrs Skinner	123 14 x 60 Bk house 2 rms. Workshop	32
1861	1382	Mrs Skinner	Mrs Skinner	Bk house & wood house at back 2 rms.	36
1860	1464	Mrs White	Rate book only has ratepayers	Bk 3 rms	40
1859	1426	N Hulbert	Rate book only has ratepayers	Bk house 3 rms. & wood 2 rms.	50

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1858	1460	Mrs Horne	Rate book only has ratepayers	Bk house 3 rms	60
1857	1341	Mrs Horne	Rate book only has ratepayers	Bk house 3 rms. Wood house in yard	60
1856	1387	Mrs Skinner	Rate book only has ratepayers	Bk. House 4 rms.	50
1855	1358	Mrs Skinner	Rate book only has ratepayers	123 Bk. House 3 rms.	40
1854	1341	William Skinner	Rate book only has ratepayers	Bk. house 3 rms. & wooden shed	90
1853	646	William Skinner	Rate book only has ratepayers	Bk. House 2 rms. & kitchen	40
1851	650	William M?	Rate book only has ratepayers	123 House 2 ms.	20
1850		No listing			

Lt Lonsdale Street 124 (121 old number), VPRS Melbourne City Council microfiche

Rate year	Rate no.	Occupier	Owner	Description	NAV
1919	770	Pam Kee	Ruby Rundle	Bk. Factory	50
1915	796	Pam Kee	Ruby & Rundle	Bk. factory	50
1914	794	-	Ruby A. & J. Rundle	Land	50
1910	852	Ye Ling	Jas Johnston Est.	124 Bk. house 9 rms.	36
1905	897	Tang lee	Jas Johnston Est.	124 Bk. house 9 rms.	32
1900	950	Nevins Thomas	Jas Johnston Est.	124 Bk. house 9 rms.	28
1895	1016	Margaret Clifford	Andrew Skeen	124 Bk. house 9 rms.	40
1890	1082	Michael Clifford	Andrew Skeen	124 Bk. house 6 rms. 19 x 60	36
1889	1093	-	Andrew Skeen	121 Bk house 6 rms. 19 x 60	36
1888	1107	-	Andrew Skeen	121 Bk house 6 rms. 19 x 60	36
1887	1119	Robert Devine	Mrs Casey	121 Bk house 6 rms. 19 x 60	36
1886	118	Robert Devine	Mrs Casey	121 Bk house 6 rms. 19 x 60	36
1885	1130	Robert Devine	Mrs Casey	121 Bk house 6 rms. 19 x 60	36
1884	1151	Michael Clifford	Mrs Casey	121 Bk house 6 rms. 19 x 60	36
1883	1166	Michael Clifford	Mrs Casey	121 Bk house 6 rms. 19 x 60	36
1881	1193	Michael Clifford	Mrs Casey	121 Bk house 6 rms. 19 x 60	35
1880	1210	-	Mrs Casey	121 Bk house 6 rms. 19 x 60	35
1879	1208	-	Mrs Casey	Bk house 6 rms.	35
1878	1192	Mrs Dougherty	Mrs Casey	121 Bk house 6 rms.	40 35√
1877	1188	Mrs Casey	Mrs Casey	Bk house 6 rms.	35
1875	1192	Patrick Casey	Patrick Casey	Bk house 6 rms.	35

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1874	1192	Patrick Casey	Patrick Casey	Bk house 8 rms.	35
1871	1207	Cotter	P Casey	Bk house 4 rms. 2 cottages at back	40
1870	1166	Patrick Casey	Patrick Casey	Bk house 6 rms. & stabling	40
1869	1172	Patrick Casey	Patrick Casey	Bk house 6 rms. & stabling	40
1868	1164	Patrick Casey	Patrick Casey	Bk house 6 rms. & stabling	40
1867	1382	Patrick Casey	Patrick Casey	Bk house 6 rms. & stabling	46
1866	1361	Patrick Casey	Patrick Casey	Bk house 6 rms. & stabling	46
1865	1154	Patrick Casey	Patrick Casey	121 20 x 60 Bk house 6 rms stable & hay loft at back	46
1864	1398	Mrs Cameron	P Casey	Bk house 6 rms & stables	36
1863	1390	Mrs Campbell	Pat Casey	Bk house 6 rms & stables	36
1862	1470	Joseph Jones	Patrick Casey	Bk house 4 rms. & stables	30
1861	1381	Pat Casey	Patrick Casey	Bk. House 4 rms. Back 2 rms & stables	36
1860	1463	Pat Casey tenant	Rate book only has ratepayers	2 rms, 2 rms & stables	40
1859	1425	P Casey	Rate book only has ratepayers	2 rms, 2 rms & stables	40
1858	1459	Pat Casey tenant	Rate book only has ratepayers	2 rms, 2 rms & stables	50
1857	1340	Patrick Casey	Rate book only has ratepayers	2 rms, 2 rms & stables	50
1856	1386	Mrs Thack	Rate book only has ratepayers	Bk. Shop 5 rms. Back house & stables	50
1855	1377	C. Liegler	Rate book only has ratepayers	121 Bk. House 4 rms. Kitchen & shed	60
1854	1340	Patrick Casey	Rate book only has ratepayers	Bk. House 2 rms. Shed attached at rear	80
1853	645		Rate book only has ratepayers	Bk. House 3 rms. & kitchen	40
		No listing			

Lt Lonsdale Street 128 (119 old number), VPRS Melbourne City Council microfiche

Rate year	Rate no.	Occupier	Owner	Description	NAV
1919	769	Lin Wry Wah	Martin Rooney	128/126 Bk. Factory	52
1915	795	Wing Wah	Martin Rooney	Bk. Factory	50
1910	851	Wing Wah	Martin Rooney	128 Bk. Hotel Leitrim 9 rms. 19 x 60	50
1905	896	Pat Walker	Mrs Clarke's Trustees	128 Bk. Hotel Leitrim 9 rms. 19 x 60	90
1900	949	Faber Richard	Mrs Clarke's Trustees	128 Bk. Hotel Leitrim 9 rms.	90

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

				19 x 60	
1895	1015	Richard Talbot	Mrs Clarke's Trustees	128 Bk. Hotel Leitrim 9 rms. 19 x 60	100
1890	1081	William Edwards	Mrs Clarke's Trustees	Bk. Hotel Leitrim 9 rms. 19 x 60	120
1889	1092	William Edwards	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	120
1888	1106	William Edwards	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	60
1887	1118	William Edwards	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	60
1886	117	William Edwards	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	60
1885	1129	William Edwards	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	60
1884	1150	Patrick Doherty	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	60
1883	1165	Patrick Doherty	Mrs Clarke's Trustees	119 Bk Hotel, Leitrim 19 x 60	60
1881	1192	Patrick Doherty	Executors Mrs Clarke	Bk Hotel, Leitrim	60
1880	1209	Patrick Doherty	Executors Mrs Clarke	Bk Hotel, Leitrim	60
1879	1904	Patrick Doherty	Executors Mrs Clarke	Bk Hotel, Leitrim	60
1878	1191	Patrick Doherty	Mrs Clarke	Bk Hotel	60
1877	1187	Patrick Doherty	Mrs Clarke	Bk Hotel	60
1875	1191	Patrick Doherty	Mrs Rooney	Bk Hotel 7 rms.	60
1874	1191	Patrick Doherty	Trustees of Rooney	Bk Hotel	60
1871	1206	M Rooney	M. Rooney	Bk Hotel 6 rms. & stabling	60
1870	1165	Martin Rooney	Martin Rooney	119 Leitrim Hotel bar & 6 rms.	50
1869	1171	Martin Rooney	Martin Rooney	119 Leitrim Hotel bar & 6 rms.	50
1868	1163	Martin Rooney	Martin Rooney	119 Leitrim Hotel bar & 6 rms.	50
1867	1381	Martin Rooney	Martin Rooney	Hotel 6 rms.	50
1866	1360	Martin Rooney	Martin Rooney	Hotel 6 rms.	50
1865	1353	Martin Rooney	Martin Rooney	20 x 60 Bk. House Leitrim Hotel bar 7 6 rms. With out offices	50
1864	1397	Martin Rooney	Martin Rooney	Bk shop 6 rms	36
1863	1389	Martin Rooney	Martin Rooney	Bk shop 6 rms. & sheds	36
1862	1469	Martin Rooney	Martin Rooney	Bk shop 6 rms. & sheds	36

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

1861	1380	Martin Rooney	Martin Rooney	Bk house 4 rms. Hayshed	36
1860	1462	Martin Rooney	Rate book only has ratepayers	Bk house 4 rms. Hayshed	40
1859	1422	Martin Rooney	Rate book only has ratepayers	Bk house 4 rms. & stable	40
1858	1458	Alex Miller	Rate book only has ratepayers	Bk house 4 rms. & stable	50
1857	1339	Martin Rooney	Rate book only has ratepayers	Bk house 4 rms. & stable	50
1856	1385	Martin Rooney	Rate book only has ratepayers	Bk. Shop 4 rms.	40
1855	1356	Martin Rooney	Rate book only has ratepayers	Bk. House 4 rms. & stable	50
1854		No listing			

Appendix 3: Historical development context within the Melbourne CBD and implications for 116-132 Little Lonsdale Street.

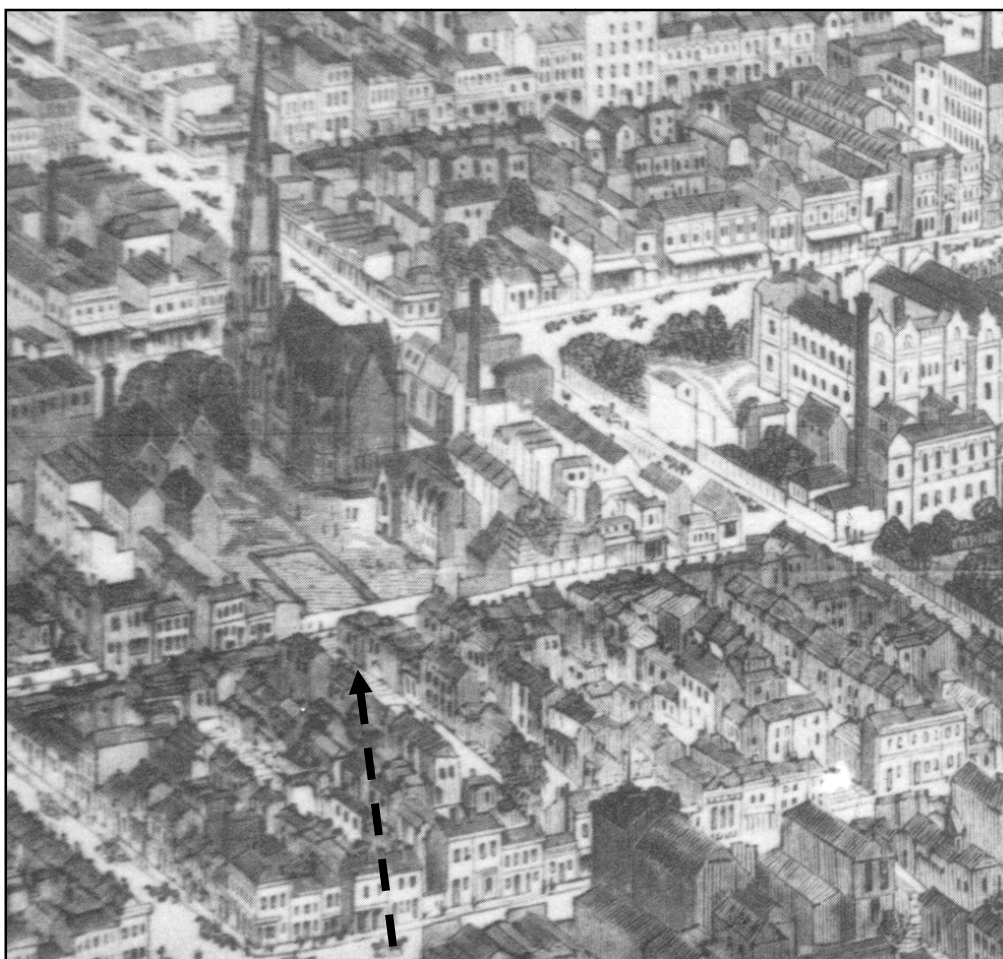


Figure 17 Aerial or birds-eye view of area in c1880 (CBD study 1976 cover)

Historical context

Melbourne Town was surveyed and named in 1837, presided over by Sydney magistrate, Captain William Lonsdale.

As recognition of the Port Phillip district's growing status, the Colonial Government of New South Wales appointed a district superintendent, Charles La Trobe, who arrived from England in 1839. With him came a local police force, customs office and Crown Land administration able to alienate Crown land for private purchase.

Land subdivision

On 4 March 1837, Governor Bourke arrived and instructed the Assistant Surveyor-General Robert Hoddle to lay out the town. Hoddle's 1836 plan for Melbourne (based on Robert Russell's survey) was on a typical Colonial grid using Governor Darling's Regulations for plan dimensions and form but Governor Bourke insisted that every

second street running north and south be a mews or little street for use as service access. This provision was not part of Darling's regulations but served in this case to provide the desired main street widths of 99 feet but with a reduction in the standard lot size to accommodate the new lanes².

The population boom of the 1850s gold rush saw increased subdivision along these Little Streets and lanes for residential use, particularly in those in the north-east part of the town³.

"When I marked out Melbourne in 1837, I proposed that all streets should be ninety five feet wide. Sir Richard Bourke suggested the lanes as mews or approaches to the stables and out-buildings of the main streets of buildings. I staked the main streets ninety-nine feet wide and after having done so, was ordered by the Governor to make them sixty-

² Lewis: 26

³ Bate: 12

six feet wide; but upon my urging the Governor and convincing him that wide streets were advantageous on the score of health and convenience to the future city of Victoria, he consented to let me have my will. I therefore gave up my objection to the narrow lanes thirty-three feet wide, which have unfortunately become streets, and many expensive buildings have been erected thereon. Had a greater number of allotments been brought to public auction at first, houses in broad streets would have been erected thereon.”⁴

Hoddle subdivided each Town Section into twenty allotments each of approximately half an acre (0.202 hectares). Each purchaser was covenanted to erect a substantial building on the land within two years. As the lots sold, the more westerly the situation or greater proximity to the Yarra wharf, the more valuable was the land.

Gold 1850s, City districts form

The Colony of Victoria was proclaimed in 1851, followed soon after by the discovery of gold. By 1854 the colony's population had grown from 80,000 to 300,000, with the immense gold recovery establishing Melbourne City as the country's financial centre. By 1861 the city held 125,000 people, with associated boom in construction of housing, schools, churches, and public buildings. By then most of the township Crown lots had been sold and specific districts with special types of occupancies began to form: the eastern end of Collins Street attracted the medical profession while the central and western section had insurance companies, banks and building societies and while the western part of Little Collins Street attracted the legal profession. Bourke Street had its theatres and music halls and from this sprang the reputation of the nearby Little Streets such as Little Bourke and Little Lonsdale.

The 1860s, end of a boom

In 1861 Melbourne's population had reached 126,000, which was five times what it had been in 1851, and 37,000 of these were living in the City of Melbourne (which of course included the residential suburbs). Now, more than ever, the history of Melbourne was the history of Victoria. In some respects it was also the history of Australia, for our period opens with the departure on 20 August 1860 of the Burke and Wills expedition, an enterprise planned and sponsored by the Royal Society of Victoria...

The legacy of gold was the transformation of Melbourne into an instant metropolis. Central

to this transformation was the city's continuing function as gateway to a much enlarged hinterland, and as clearing-house for an increasingly sophisticated inter-colonial economy...

The gold rushes left Australians collectively probably the richest people in the world. In 1860 real product and consumption per head was much higher than in Britain, and was probably higher than in the United States.

Central Melbourne was still to a significant extent a residential area, and it was occupied largely with terraces, lodging houses and medium density accommodation, whose occupants occupied much of their leisure outside the home. The hotels, which were very numerous and mostly very small, played a much greater role in social life than they were to do in the 20th century..⁵

This was the heady era into which the Exploration Hotel was built, taking its name and kudos from the Burke & Wills departure.

'Little Lon'

The theatres and dance halls were in Bourke Street, and the brothels in Exhibition Street. By the 1880s ... the brothels were in Stephen (Exhibition) Street and areas opening off it, until the time of the clean-up preparatory to the 1880 Exhibition, when they were displaced to Fitzroy and elsewhere.

Before Little Lonsdale Street was occupied by the Chinese in the late Victorian and Edwardian-eras, the newspaper columnist, 'The Vagabond' wrote with gusto about the depravity of Little Bourke and Little Lonsdale Streets, with their vagrancy, prostitution, and thieving in 1877⁶. Further dubious publicity came from the 1887 novel *The Mystery of the Hansom Cab* by Fergus Hume. This was the 'Little Lon' that seems to have grown from its proximity to the large theatres and horse bazaars in Bourke St and the availability of cheap land on the fringe of the City.

⁴ From Records and Archives Branch of the City of Melbourne.1997. *The history of the City of Melbourne*: 11

⁵ Lewis (ed) chapter 4

⁶ Bate, W *Essential but Unplanned*: 93, 12

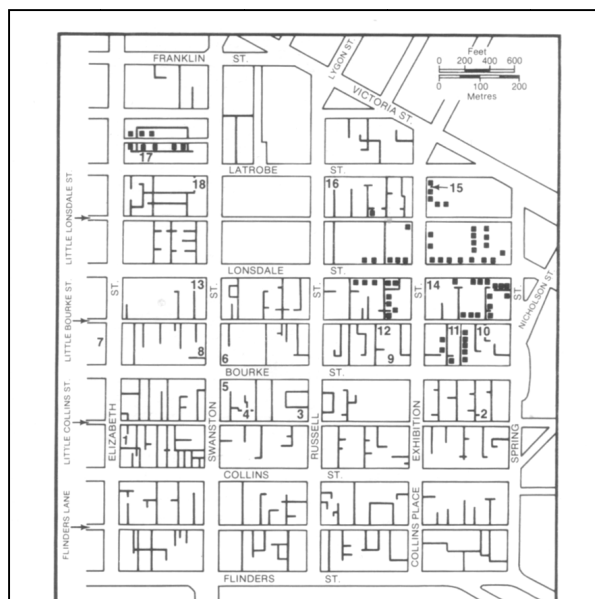


Figure 18 The location of brothels in 1880s Melbourne CBD concentrated around the corner of Exhibition and Lonsdale Streets (from *The Outcasts of Melbourne: From Criminal Class to Underworld*)

The early dubious reputation of this part of Melbourne (Lonsdale and Little Lonsdale Streets East, as described by Sutherland) and the later absorption of the area into a greater Chinatown area led in part to the singling out of the district as distinct from others in the City, and the naming of it as 'Little Lon'⁷.

'Little Lon' was the name covering the streets running through the 'notorious' north-east corner of Melbourne during the 1860s, with recent emphasis on that section east of Exhibition Street. Gradually the area began to be seen as a 'world apart', known for its 'crime and debauchery.'

⁷ See Museum of Victoria *GROWING UP IN THE CITY*, Extracts from an essay by Annie Hider, student in the Department of History, University of Melbourne

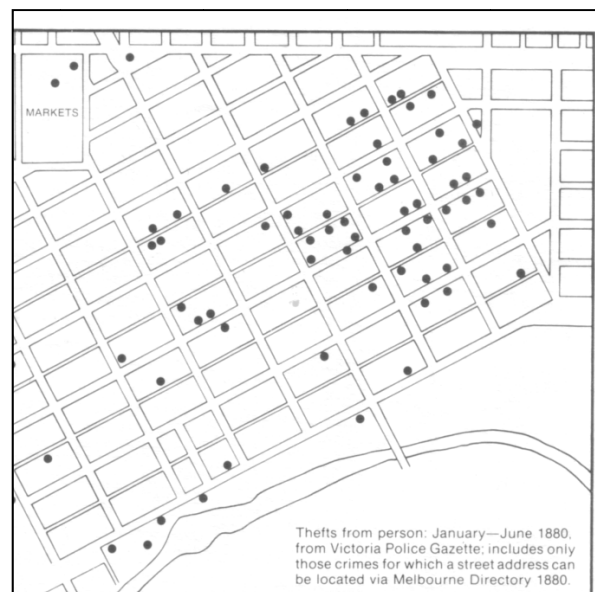


Figure 19 Location of thefts from persons reported in the June 1880 *Victoria Police Gazette*, concentrated around Melbourne's theatre district

Greater Chinatown

As recognition of a later development phase for the area, the National Trust of Australia (Vic) citation for 120-122 Little Lonsdale St highlights the perceived role of this building pair in Melbourne's Chinatown. The National Trust of Australia (Vic) had classified the Little Bourke St precinct as the heart of Chinatown in 1982. This had followed, in part, from the completion of the thesis 'Melbourne's Chinatown': the evolution of an inner urban ethnic quarter by Alison Blake, in 1975. This thesis was used as a basis for a further study of Melbourne's Chinatown for the MCC by Graeme Butler (Little Bourke Precinct Conservation Study, 1989, Volume 1 (Planning Legislation & Policies Conservation Guidelines), Volume 2 (Environmental History) and Volume 3 (Site Evaluation)). This and other research on the area have shown that during the period c1891-1907, Chinatown extended over a large area, reaching well beyond Little Bourke Street to Little Lonsdale Street. By 1907 Sands & McDougall directories recorded what is thought to be the greatest number of Chinese occupied buildings in the Melbourne CBD of 378: 122 of these were in Little Lonsdale Street and its lanes⁸ The greater Chinatown of the Edwardian-era included this building group (116-132 Little Lonsdale Street) as part of a near continuous strip of Chinese occupied buildings along Little Lonsdale Street between Russell and Spring Streets (see **Figure 20**). One of the buildings, 132 Little Lonsdale Street, was built in the Edwardian-era for the

⁸ Butler, G 1989 Little Bourke Precinct Conservation study: V2:14

furniture trade and occupied over a long period by Chinese cabinetmakers, as were the other converted buildings in the group, into the inter-war period. Chinese cabinetmakers had been located in this and this part of the City since the 1880s, sometimes renting workshops from European furniture dealers, such as Nathan, who then sold their produce⁹.

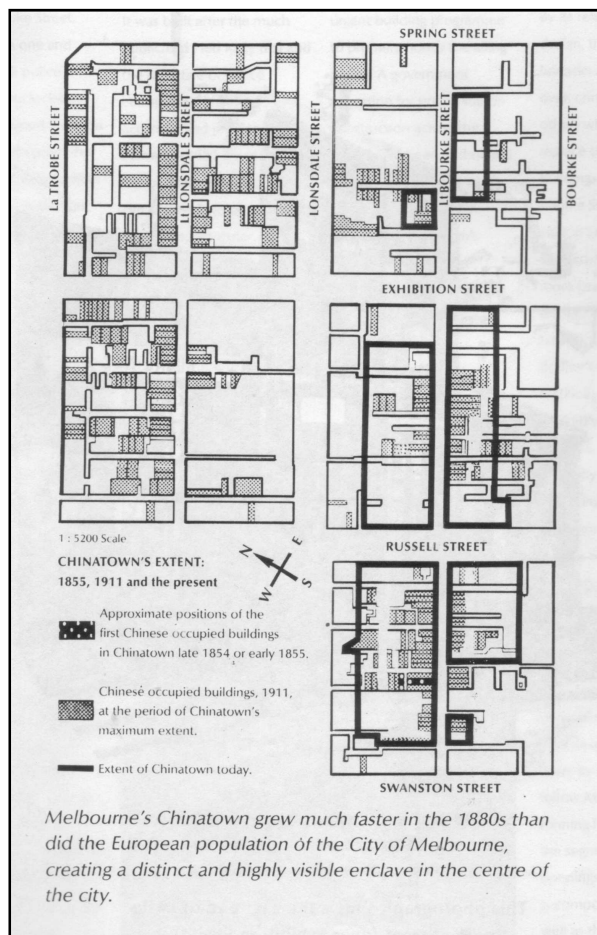


Figure 20 Maximum extent of Chinatown as of c1911 shown by shaded allotments, includes this group as part of a continuous strip along Lt Lonsdale St¹⁰

The growing numbers of Chinese Australia in turn created a feeling of trepidation nationally among some members of the European population culminating in the 1901 *Immigration Restriction Act*.

The Chinese had numbered some 25,000 in Victoria at the beginning of the 1870s, declining with the decrease of alluvial gold recovery in the Colony to some 5000 in the early 1880s. However in 1891, there were about 2,500 in Melbourne

Town or around 30% of the Colony's Chinese population, showing that they had retired to an urban environment to serve the boom time prosperity in areas of cabinet making and laundries¹¹.

The start of the 'White Australia Policy' as formalised in the 1901 *Immigration Restriction Act* and the resulting reduced non-European immigration meant a gradual shift of Chinese businesses and residents out of the Melbourne Central Business District and the State. By 1930s the Chinese population had declined and what had been the greater Chinatown area (as in **Figure 20**) was occupied by later waves of immigrants of differing nationalities who sought cheap housing in the City (Italians, Greeks)¹².

Little Lon as a transition area, changing uses and population

The area evolved into a patchwork of different communities and activities in the inter-war period. The cultures of "the underworld" and "the respectable" sometimes overlapped, but they more often remained separate and distinct¹³.

Little Lon was an area of quite startling diversity and endeavour. The block, with its cramped housing and multi-cultural poor community, was a focus of reformers' attention and missionary activity. Brothels, pubs and factories were there; however, it was also home to dozens of families during the late nineteenth and early twentieth centuries.

When Marie (Hayes) was born in 1920, many of the earliest small houses, 'clusters of dilapidated huts with one closet common to all, perfectly destitute of backyards or conveniences of any kind' (*Argus*, 11 February 1857) had been demolished and replaced by small factories. Chinese men made cheap furniture, Southern European and Lebanese immigrants ran small businesses, and the Bracchi's Ice Cream Factory and Ice Works was down the street in Cumberland Place.

⁹ See Graeme Davison, David Dunstan & Chris McConville 1985, *The Outcasts of Melbourne*

¹⁰ Davison, G (ed) 1985. *Outcasts of Melbourne*: 63

¹¹ Lewis (ed) *Melbourne the City's History and Development*. 61

¹² Blake, A in Davison (ed) *Melbourne on Foot*: 53

¹³ Museum of Victoria op. cit.

Exhibition Street such as the former Oddfellows Hotel.

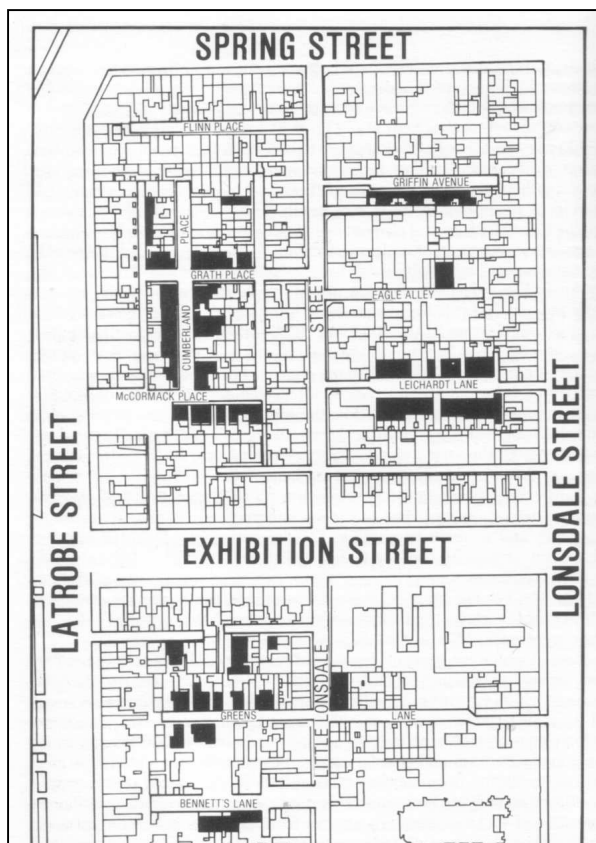


Figure 21 Slums identified in Melbourne CBD 1913-14 showing a concentration around Lonsdale and Exhibition Streets (from *The Outcasts of Melbourne*)

Then this part of Melbourne was a modest but thriving residential enclave intermixed with workshops and small warehouses. The various mission halls and churches located nearby served their needs, notably today the Wesleyan church complex facing the group in Little Lonsdale St and the nearby former synagogue and later Salvation Army mission at the Exhibition Street corner. There was also a Salvation Army soup kitchen in the adjacent Bennetts Lane during the 1930s which is said to still exist¹⁴.

Conclusion

The Lewis Statement of Significance for the City of Melbourne highlights the development of ethnic and land-use enclaves within the city as a distinctive trait of its development. The evolution of `Little Lon' and Chinatown is a significant part of this trait which can be seen in this building group, with representative buildings from both the infamous `Little Lon' era and Chinatown period set within a greater context of key places that served the area and the two development eras, including the Wesleyan Church complex, the synagogue and the remaining sites east of

¹⁴ Bate, W *Essential but Unplanned*: 94

Statement of Significance for the City of Melbourne

(Lewis, Miles and others (1994). *Melbourne the city's history and development*).

Melbourne's 'Golden Mile', the central one and a half mile grid identified today as the Central Activities District, or CAD, is one of the great colonial city centres of the nineteenth century, distinguished by its Victoria architecture, characterised by its regularity of layout and defined by its relationship to the Yarra River, Eastern Hill, and the former Batman's Swamp.

Founded by free settlers from Tasmania in 1835, several decades after the establishment of Sydney and Hobart, six years after Perth, one year before Adelaide and seven before Brisbane, Melbourne's centre quickly became the quintessential expression of early nineteenth century planning, with an emphasis upon broad, rectilinear streets with little provision for gardens and public space. Colonial Surveyor Robert Hoddle's arrangement of one and a half chain (30m) streets and ten chain (200m) blocks bisected by half chain (10m) lanes is unique among Australian capitals. The layout establishes a character quite unlike that associated with the more picturesque cities of the old world, though not so grand as some of the newly founded or redeveloped quarters of the late nineteenth and early twentieth centuries in Europe and North America. The uniform street and footpath widths and the deciduous trees contribute to a coherent and predictable streetscape, and the grid must be seen as the most important and obvious relic of Melbourne's earliest years.

The surviving architecture dates essentially from 1855 onwards. While the number and prominence of public buildings proclaim the independence brought by Victoria's separation from the colony of New South Wales in 1851, the architectural wealth of the city stems largely from the influence of other forces. It reflects first of all the rapid evolution of a wealthy society from the mid-century gold rushes, through the era of protection of native industry, to the financial boom of the late 1880s, when buildings of an eclectic High Victorian character and principally British provenance dominated. This architecture continues to show the diversity of scale and activity contained within the central grid in the nineteenth century, and establishes the city's distinctive, though intermittent, Victorian character. Other elements of the city fabric reflect the hiatus of the 1890s depression, followed by tentative developments from 1905-10 when an austere version of the American Romanesque prevailed as the major commercial architectural

expression, most noticeable in the warehouses and emporia of Flinders Street and Flinders Lane.

This period saw Melbourne act as Australia's first capital while a permanent site was being determined and prepared, but the presence of the Federal Government had little impact upon the fabric of the city other than to encourage progress on various large nineteenth century public buildings, such as the Parliament House and State Library.

Later buildings began to reflect the 132 foot (40m) height limit and the architectural sensitivity to street context which applied from the Great War until the 1950s, with buildings ranging in expression from Edwardian Baroque to Moderne. The result was a much admired coherence of scale and articulation throughout much of the CAD.

While these stages created the city's distinctive visual characteristics, the post-1950s development had significant impact. It included much of individual quality, but did much to erode the specific character of Melbourne.

The Yarra River has always been critical to Melbourne. In the period of first settlement it provided a major avenue of access to the small township and the site of the city was largely determined by falls, since demolished, which separated the tidal, salt Yarra from the fresh water above. It was from the south bank that the characteristic views of the town were taken until the 1890s, by which time the consolidation of the belt of railway stations and viaduct largely destroyed that visual link. It remained from the south that continual waves of immigrants first approached the town until, in the late 1950s, air travel superseded the sea as the main means of arrival. While late nineteenth and then twentieth century developments gradually built up a visual barrier between the Yarra and the city, the river has remained the southern boundary of the CAD in the collective consciousness of Melburnians. The early removal of Batman's Hill and the draining of the West Melbourne Swamp largely eliminated the topographical limit to the town to the west, but the Spencer Street Railway Station has since maintained an arbitrary boundary at this point. Eastern Hill, however, has remained a pivotal feature and has had its role as the religious acropolis reinforced by the establishment of a series of faiths and denominations. Government steadily consolidated the Spring Street boundary, and Melbourne's first glass skyscraper, ICI House of 1956 broke the 132 foot height limit, superseding the spires of St Patrick's Cathedral as the eastern punctuation mark.

Sited at the north west boundary to the CAD, relatively distant from the centres of commerce and government, Flagstaff Hill does not retain the same topographical and visual significance. It nevertheless, has strong historical associations and is one of a series of landmarks which cumulatively define Melbourne's identity, including the Queen Victoria Market, the major nineteenth century public buildings, Flinders Street Station and the Royal and Block Arcades. The trams, though not a fixed element, are rendered even more significant by their rattling omnipresence throughout the CAD.

Melbourne's character has also been positively affected by the manner in which various groups and activities have positioned themselves within its matrix, as happens in many cities. The Chinese in and around Little Bourke Street, the mercantile zone near the Customs House in Flinders Street, the rag trade in Flinders Lane, the legal community centred upon the Law Courts in William Street and the medical profession at the east end of Collins Street - the tendency for these and other groups and activities to perpetuate themselves has contributed noticeably to the social and architectural identity of their respective areas. The wave of European immigration in the post-war period had a less noticeable impact upon the specifically physical, architectural character of the city, while nonetheless, clearly transforming its cultural identity, most especially in terms of restaurants, shops and cafes.

It is the sum of all these qualities, rather than any individual aspect, which gives Melbourne its unique identity. While the rigour of the grid and the quality and prominence of the architectural fabric of the nineteenth century and the first half of the twentieth century are the most distinctive and frequently hailed aspects of its physical presence, it is the marriage of these with a strong and diverse cultural persona which sets Melbourne apart as a distinctive post-colonial city within its immediate Australasian context and the rest of the world.

Summary of Statement of Significance

The Central Activities District, or CAD, is one of the great colonial city centres of the nineteenth century, distinguished by its Victoria architecture, characterised by its regularity of layout and defined by its relationship to the Yarra River, Eastern Hill, and the former Batman's Swamp.

Significant elements

Melbourne's significance lies in the combination of the following significant and contributory qualities with outstanding elements being:

- the rigour of Hoddle's grid as the quintessential expression of early nineteenth century planning
- the quality and prominence of the architectural fabric of the nineteenth century and the first half of the twentieth century
- Melbourne is a distinctive post-colonial city, within the Australasian context and the rest of the world.

Contributory factors to this significance

- Emphasis upon broad, rectilinear streets with little provision for gardens and public space.
- Surveyor Robert Hoddle's arrangement of one and a half chain (30m) streets and ten chain (200m) blocks bisected by half chain (10m) lanes is unique among Australian capitals
- an architectural wealth that reflects first of all the rapid evolution of a wealthy society from the mid-century gold rushes, through the era of protection of native industry, to the financial boom of the late 1880s, when buildings of an eclectic High Victorian character and principally British provenance dominated.
- Edwardian-era development when an austere version of the American Romanesque prevailed as the major commercial architectural expression, most noticeable in the warehouses and emporia of Flinders Street and Flinders Lane.
- Limit height buildings of the inter-war period that reflected the 132 foot (40m) height limit and the architectural sensitivity to street context, with buildings ranging in expression from Edwardian Baroque to Moderne and a resulting much admired coherence of scale and articulation throughout much of the CAD.
- post-1950s development that included individual quality if not contribution to the prevailing architectural character
- The Yarra River's influence on Melbourne's development as a boundary and entry point for immigrants
- The Yarra south bank as a point of characteristic views of the town were taken at intervals through its history
- Eastern Hill as a pivotal physical and cultural feature as the religious acropolis reinforced by the establishment of a series of faiths and denominations.

- Flagstaff Hill's strong historical associations, for early burial and navigation;
- Grouping of specific ethnic groups and activities positioned within the City's matrix-the Chinese in and around Little Bourke Street, the mercantile zone near the Customs House in Flinders Street, the rag trade in Flinders Lane, the legal community centred upon the Law Courts in William Street and the medical profession at the east end of Collins Street- all groups and activities that perpetuate themselves and contribute noticeably to the social and architectural identity of their respective areas and the City.

Implications from the Statement of Significance for this building group

The implications from the Statement of Significance for this building group are its reflection of:

- the gold era boom in terms of fine-grain subdivision and consequent building development
- the late 19th century development boom period in the City
- specific social and activity groupings that is endemic in the City's development history, this includes 'Little Lon' and greater Chinatown.

Appendix 4: Previous heritage assessments of 116-132 Little Lonsdale Street and the evolution of urban conservation in Melbourne CBD

Introduction

Urban Conservation in the City of Melbourne is not a recent concept with past conservation activity including, for example, the relocation of St James' Anglican Cathedral (built 1839-42) to its present King Street, West Melbourne site in 1914 to preserve its cultural value. An earlier public outcry was concerning encroachments on allocations of public open space (as parks and gardens) along major roads at the edge of the City in the 1860s and 1870s with government sale of frontages and portions of Albert, Royal, Yarra and Fawkner parks¹⁵.

After the First War prominent architects such as one-time president of the Victorian Institute of Architects, Kingsley Henderson urged greater attention to urban character and retention of cultural artefacts in the City.

The suggestion recently made by Mr. **Kingsley Henderson** that an advisory committee of fine arts should be created in Melbourne has crystallised into an offer to the City Council by representatives of art and architecture to co-operate in the formation of such a committee. The council should take advantage of the generous overture. Frequently civic problems arise in which the advice of a committee of fine arts would be invaluable to the municipal authorities. Aesthetically Melbourne owes much to the fore-sight of those who laid out the city and to those who since then have watched over its development. It is important that no false step should be taken. Melbourne should make use of all its assets, tangible and intangible. A splendid example of an intangible asset is the public spirit which has prompted leading painters, sculptors, and architects to offer honorary service in making Melbourne an even more beautiful city than it is already. The names of the signatories of the letter to the City Council inspire confidence. The council will show an enlightened appreciation of its duty to posterity if it profits by the opportunity¹⁶.

This enthusiasm for 'good mannered' architecture is seen in middle Collins Street among the inter-war insurance and bank buildings all built to limit height or the 132 feet height limit that pervaded over the City from 1916 until the construction of ICI House in 1958. The building height limit and comparatively little redevelopment in the inner suburbs until the 1950s meant that Melbourne's built character did not change greatly, making developments after 1945 appear more dramatic.

The Royal Victorian Institute of Architects (RVIA) awarded a medal for street architecture from the 1920s onwards rather than for single architectural works.

MEDAL FOR ARCHITECTURE.

With a view to encouraging excellence of design in street architecture, the council of The Royal Victorian Institute of Architects has decided to examine annually buildings completed in the previous five years, and to award a bronze medal for the design of a building of exceptional merit. The architect or architects of the selected building will also receive a diploma, signed by the examining jury. A suitable tablet will be affixed to the building. -The building must front to a street, road, square or court, to which the public has access. The award is not intended for buildings of a domestic character, except flats or town house types of residences. The jury will consist of eight members, including the president of the institute, or his deputy; the chief architect of the Department of Public Works, the director of the National Gallery, and five architects to be appointed annually by the council of the institute¹⁷.

Miles Lewis has observed, in his history of the City of Melbourne (*Melbourne- the City's history and development* 1994) that after the Second War this fervour for urban design shared by Henderson and other architects diminished with the emergence of the new International Modern styling in architecture that saw each building as an isolated work of creation. As a result City architecture after the 1940s had individual merit but often at the expense of the urban whole or its neighbours.

¹⁵ Encyclopaedia of Melbourne website: **Heritage Conservation**

¹⁶ *The Argus* 7 November 1933

¹⁷ *The Argus* 29 January 1929

However Henderson's legacy did live on in the formation of the National Trust of Victoria in 1956, coinciding with the 1956 Melbourne Olympic Games.

Decades later, with the reaction of the community and members of the architectural profession against some of the negative effects of Modernism, there was an embrace of historical forms and concepts, seen later in the 1970s-1980s architectural style of Post Modernism.

This same era allowed for more appreciation of things old, things that represented the cultural path of human creation and allowed some value for culture itself. The work of young architectural historians and the National trust in the 1970s led to recognition of the City's past architectural achievements and social history and the formation of the State Government body, the Historic Buildings Preservation Council (HBPC) operating under the *Historic Buildings Preservation Act 1974*. This Council then commissioned a series of urban conservation studies of Melbourne's Central Business District (CBD) in the mid 1970s.

The area around the group of buildings at 116-132 Little Lonsdale Street was studied in 1976 by the architectural firm of Daryl Jackson & Evan Walker P/L and buildings within the subject group recommended for conservation, either by entry onto the Historic Buildings Register or protection under the planning scheme.

Ten years later Graeme Butler Architect was commissioned by the City of Melbourne to assess the built heritage of what had become the Central Activities District (CAD) in recognition of the broader role of the City beyond business creation. This too was an era when City planners (via the Melbourne Strategy Plan) began to urge population of the City to make it a place to live and enjoy, as well as work, as it had been in the past.

Since the Melbourne Central Activities District (CAD) Conservation Study of 1985 and its review in 1993, the City has developed rapidly. These new developments dwarf parts of what remains of the infamous Victorian-era 'Little Lon' precinct (Little Lonsdale Street east of Russell Street) and its postscript as part of greater Chinatown.

But this part of the 'Little Lon' precinct still retains its scale with this former row house, hotel and factory-workshop group (116-132 Little Lonsdale Street) retaining their historic setting mainly due to the adjacent Wesleyan

Church complex that remains today as a low scale complex grouped around what was Melbourne's first church spire.

Victorian-era church spires were intended to rise above surrounding development as a signpost for worship or a beacon of faith in what was then a residential area and the Wesley Church still achieves this today.

This however was no ordinary residential precinct when the church complex was created but drew from the high colour of the nearby theatre, market and horse-bazaar concentration in Lonsdale, Bourke and Little Bourke Streets.

Previous heritage assessments of this building group

Historic Buildings Preservation Council Melbourne Central Business District (CBD) urban conservation studies

The Historic Buildings Preservation Council of Victoria commissioned eight Melbourne Central Business District urban conservation studies in the years 1975-6 with an aim to identify places that might be included on the Historic Buildings Register or protected as historic places under the Third Schedule of the *Town & Country Planning Act*. Their purpose was to survey and evaluate all buildings, streetscapes and environmental areas within the CBD in terms of architectural and historical importance, so that comprehensive action could be taken to secure the preservation of culturally significant parts of the city.

As part of this study program, the firm Daryl Jackson & Evan Walker Architects P/L. conducted an assessment of the area bounded by Victoria, Spring, Lonsdale and Swanston Streets (also including any adjacent buildings or spaces which were thought to form a related part of the area). The list of potential heritage places assessed in this study was graded on an A-D scale as follows:

- A.** Already established historical or architectural importance. To be fully documented and evaluated.
- B.** Possible historical or architectural importance. To be dated and further researched.
- C.** As for B, but less so. To be dated and if considered promising, further researched.
- D.** As for C, but less so.

The building at 116-132 Little Lonsdale street were identified and assessed as part of the study with the associated

recommended heritage status and management as follows, together with any proposed historic streetscape or Environmental Area associated with the buildings.

Street Number	Assessed creation date	Assessed individual value and management	Streetscape, Environmental Area and proposed management?
116-118	1862, as former hotel	Planning protection	Streetscape 7; Environmental Area 5, Planning protection
120-122	1855	Planning protection	Streetscape 7; Environmental Area 5, Planning protection
124-126	Not assessed		
128-130	1862, 1888	Historical Buildings Register and Planning protection	Streetscape 7; Environmental Area 5, Planning protection
132	1907	None	None

The study set out the CBD area to be assessed as a number of blocks designated alphabetically: the area surrounding 116-132 Little Lonsdale Street was in Block H. The study summarised the historical development of Block H among other adjoining blocks I, K and L as follows.

Blocks H, I, K and L were sold by public auction.

By the early 1850's most of the sites between the ubiquitous corner hotels had been occupied by small shops, offices and homes. The focal point for the area, from its erection in 1858, was the Wesley Church in Lonsdale Street with its Sunday School, Caretaker's Cottage and parsonage of similar date. There were other churches too. The primitive Methodist Chapel in Latrobe Street (replaced by houses in the 1860s); the Hebrew Congregational Synagogue in Exhibition Street, built in 1859 (later used by the Salvation Army) and now a kindergarten; and a Baptist Church on the Lonsdale/Exhibition Street corner from the 1850s, long since demolished.

Over the next 30 years the gaps were filled in and existing buildings added to or face-lifted. Behind, in newly named little lanes,

were an increasing number of new, small cottages and shops, sometimes of one or two rooms only, one of which still remains in Casselden Place. Several large scale industries were established in Lonsdale Street, including Cook and Lysters iron foundry, Robertsons Steam dye works, and Perry's sawmill and timber yard. The area, however, overwhelmingly was characterised by small businesses and dwellings, and by a noticeably high proportion of single ladies, leading Sutherland to write: 'Passing the Wesley Church, whose tapering spire rises from out of a densely populated neighbourhood, we traverse a portion of Lonsdale Street that is unpleasant, the houses and shops of good exterior being mingled with others that are suggestive, if not of squalor, at least of vice ...',

Streetscape Number 7

Streetscape Number 7 consisted of the evaluated single buildings H12-14 and was identified as a vital component of Environmental Area 7.

Evaluation

A group of two buildings, Nos. 116-118 and 120-122 Little Lonsdale Street, the former having originally been a hotel, the latter a pair of houses.

The buildings are of similar period and share a stucco facade with fairly simple decoration, as well as similar height. The corner building extends the composition into Exploration Lane.

Apart from its intrinsic qualities, the group extends the articulation of the windows and floors of the nearby Leitrim Hotel (separately recommended for the Historic Buildings Register), and provides it with an appropriate scale context.

The streetscape group and the Leitrim Hotel together compliment the Wesleyan Church complex (See Environmental Area No. 5).



Figure 22 Streetscape 7 showing former ground level of the Exploration Hotel (HBPC study 1976)

Environmental Area Number 5

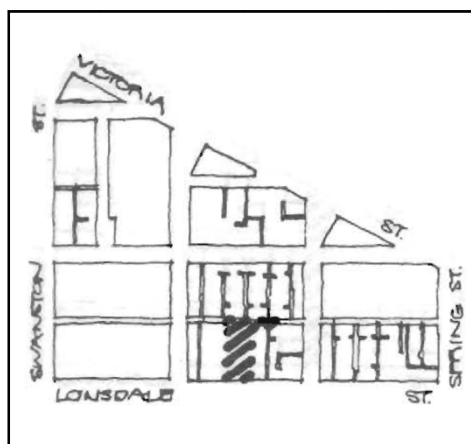


Figure 23 Environmental Area Number 5 (HBPC study 1976: 117)

Environmental Area Number 5 included this group and the Wesleyan Church with the following attributes:

Evaluation

Seen from Lonsdale Street the Wesleyan complex promises no more than a noble Gothic church jammed between piles of offices. The aspect from the north (from Little Lonsdale Street) is quite different. The Church, Schoolroom, Caretaker's Cottage, Parsonage, and trees flank an open courtyard. The courtyard is separated from the street by a brick wall but the space and trees are always apparent. The church spire, too, is always present, often in unexpected vistas from the ends of the small corporation lanes; running off Little Lonsdale Street. The scale of the Wesleyan complex is complimented by the buildings to the north of Little Lonsdale Street and in particular the streetscape group discussed previously (Streetscape No. 7). It is proposed that the environmental area include the whole of the Wesleyan complex (excluding the office building facing Lonsdale Street), the street area of Little

Lonsdale Street between Davisons Place and Exploration Lane and the buildings described in Streetscape No. 7. Future planning studies in the area may indicate the opportunity for a pedestrian link along Exploration Lane and the environmental area may be extended to include this. The greatest public benefit would be derived from the precinct if this section of the street were closed and the northern court of the Wesleyan complex opened to people and not cars. It is beyond this brief to discuss the means...

Recommendation

That the area defined previously be specified as a significant environmental area in terms of the Third Schedule of the *Town and Country Planning Act* and that the ordinance include particular reference to the control of building scale around the designated area.

This evaluation and recommendation is far reaching in its effects, accounting for the buildings **and** their setting.

Central Activities District Conservation Study 1985

The buildings at 116-132 Little Lonsdale Street were also identified and assessed in the Central Activities District Conservation Study 1985 (Graeme Butler) and graded on an A-F individual building scale and a streetscape scale of 1-3. The heritage grading or value and historical data from that study for this building group are listed below. Other adjacent building groups were also identified, being sited in Little Lonsdale, Russell, Exhibition and Lonsdale Streets.

Citations or detailed heritage assessments were created for A and B graded places in this study during the period 1985-1987 by Graeme Butler (refer to **Error! Not a valid bookmark self-reference.**).

Number	Name	Type	Architect	Date	Value (a-f)	Builder	Street scape (1-3)	1 st owner
116-118	Exploration Hotel, former	Hotel		1862	C		2	Cohen, Simeon
120-122		Row Houses		1855-	B		2	Skinner, Mrs
124-126		Factory	Vanheems, G W	1914	D	Stahl Brothers	2	Rundle, Ruby A J
128-130	Leitrim Hotel, former	Hotel		1888	B		2	
132		Warehouse	Fisher, A H	1906	D	Holden, W F	2	Nathan, Ben

Definitions of the MCC heritage grading system

The following, drawn from the Melbourne Planning Scheme Incorporated document, *Heritage Places Inventory July 2008*, explains the grading or evaluation system used in the 1985 CAD study, as still used by the MCC.

Each building with cultural heritage significance located within the City of Melbourne has been assessed and graded according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been assessed and graded. Individual buildings are graded from A to E, while streetscapes are graded from Level 1 to 3, both in descending order of significance. This system was later qualified in a review of significant CBD places in 2002 (refer below as *Review of Heritage overlay listings in the CBD 2002*).

The following definitions explain what each heritage grading level means.

Buildings

The definitions used for each of the building gradings are as follows:

'A' Graded Buildings

These buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

'B' Graded Buildings

These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

'C' Graded Buildings

These buildings demonstrate the historical or social development of the local area and/ or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and buildings types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

'D' Graded Buildings

These buildings are representative of the historical, scientific, architectural or social

development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

'E' Graded Buildings

These buildings have generally been substantially altered and stand in relative isolation from other buildings of similar periods. Because of this they are not considered to make an essential contribution to the character of the area, although retention and restoration may still be beneficial.

The reference document *Urban Conservation in the City of Melbourne 1985* further qualifies the grading system as follows.

Outstanding Building, *outstanding in its own right* – a grade **A** or **B** building anywhere in the Municipality

Contributory Building *contributory to the street and the area's character* – a grade **C** building anywhere in the municipality and a **D** building in a Level **1** or **2** streetscape in an Urban Conservation Area.

Streetscapes

The definitions used for each of the streetscape gradings are as follows:

Level 1 Streetscape

These streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscape

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscape

These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

MCC heritage management policies

The management policies applied by Council when considering relevant permit applications are dependent on the particular building and

streetscape grading. These performance standards are set out in the "Heritage Places Within The Capital City Zone" local policy at Clause 22.04 of the Melbourne Planning Scheme. This local policy only applies to places within the Heritage Overlay Area that are situated within the Capital City Zone.

MCC heritage policy reference

The heritage policy references for the Capital City Zone are as follows, including the Central Activities District Conservation Study 1985.

Policy Reference

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985.

Comment

The above policy reference (*Urban Conservation in the City of Melbourne 1985*) states that buildings graded **B** in the CAD conservation study, being 120-122 and 128-130 Little Lonsdale Street, are **Outstanding Buildings**. The reference goes on to summarise management implications for **Outstanding Buildings and Contributory Buildings** (p41) where the *Preservation of Intact significant Fabric of A, B and C* graded places anywhere in the municipality *Should be Preserved*¹⁸. Hence to achieve the objectives of this policy, these buildings should be in a Heritage Overlay.

Central City Heritage Study Review 1993

This review reassessed all of the 1985 individual building heritage gradings (not streetscapes) including the subject building group as follows¹⁹.

116-118: C grading

120-122: B grading

124-126: C grading

128-130: B grading

132: C grading.

Since that appraisal, the facade of 124-6 Little Lonsdale Street has been altered and 116-118 Little Lonsdale Street has a roof addition.

Review of Heritage overlay listings in the CBD 2002

Bryce Raworth Pty Ltd undertook a review of places identified to be of individual heritage merit in the CAD or CBD in 2002²⁰.

2002 review criteria

The criteria used for the assessment was as follows:

In the initial stage of the study, the following criteria were taken into account in sifting through the vast number of graded buildings in the CBD and determining which should be included in the proposed list..:

- Buildings of state significance not presently covered by a heritage overlay
- Buildings of high local significance (**A, B or C** grade in the 1985 study) not presently protected by a heritage overlay
- Buildings that contribute to an important precinct or small group that is not presently protected by a heritage overlay
- Buildings that are particularly prominent (eg located on corners, or relatively large and visible) and that remain good and relatively intact examples of the period and type.

The heritage grading system used was based on the previous system of 1985 and 1993 (A, B and C grade buildings are important at the local level) but had expanded definitions as follows:

A Buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

B Buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

C Buildings demonstrate the historical or social development of the local area and/or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some

¹⁸ *Urban Conservation in the City of Melbourne 1985*: 41 table 1

¹⁹ As advised by Melbourne City Council

²⁰ Raworth 2002 (draft) Review of Heritage overlay listings in the CBD, supplied by MCC to Graeme Butler 2010 (ref Docs 993580)

instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

D Buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

Findings of the 2002 review

Of the buildings being assessed in this study, the following were recommended for an individual heritage overlay as a result of the 2002 review. The recommended A-C grading threshold for the Heritage Overlay also fits within the range recommended in the 1985 policy reference document, *Urban Conservation in the City of Melbourne*.

116-118	Little Lonsdale	C
120-122	Little Lonsdale	C
128-130	Little Lonsdale	B

Since that appraisal, 116-118 Little Lonsdale Street has a roof addition. 124-6 Little Lonsdale Street was not assessed as not being identified as of individual significance by the 1985 CAD study which was a parameter for the 2002 review.

The relevant Building Identification Forms (BIF) prepared for the study yield the following information:



Figure 24 BIF 116-118 Lt Lonsdale St recommended for heritage overlay showing assessed condition with changed ground level (since changed again) and air conditioning units on roof

116-118 Little Lonsdale Street

The study assessed the condition of 116-118 Little Lonsdale Street as 'good' and integrity as 'fair'. The Statement of Significance was as follows, with reference also to the streetscape value:

Although somewhat altered, the former Exploration Hotel is of aesthetic and historic significance at a local level as an early hotel within Melbourne's CBD. It contributes to an unusually original and legible early streetscape.

120-122 Little Lonsdale Street

The study assessed the condition of 116-118 Little Lonsdale Street and integrity as 'good'. The Statement of Significance was as follows, also with reference to the streetscape value:

The pair of two storey residences at 120-122 Little Lonsdale Street is of aesthetic and historical significance at a state and local level as one of the oldest and most intact residential pairs to survive within Melbourne's CBD. It contributes to an unusually original and legible early streetscape.

128-130 Little Lonsdale Street



Figure 25 BIF image for 128 Little Lonsdale Street, from 2000 (2002 review)

The study assessed the condition and integrity of 128-130 Little Lonsdale Street as 'good'. The Statement of Significance was as follows, again with reference to the streetscape value:

The former Leirim Hotel is of aesthetic and historic significance at a state and local level as a good example of a hotel with a well preserved and distinctive ornate Renaissance Revival facade within Melbourne's CBD. It contributes to an unusually original and legible early streetscape.

National Trust of Australia (Vic) classification

The National Trust of Australia (Vic) has classified one of these places: 120-122 Little Lonsdale St.

Statement of Cultural Heritage Significance:

This two storey pair of brick shops was constructed early this century. This simple pair of shops and residences is essential to the low scale character of Chinatown. The pair is of simple utilitarian design which was typical of the area early this century.

Other heritage listings

The subject buildings are not on the Victorian Heritage Register, the National Heritage Register nor the National Estate Register.

Appendix 5: Melbourne Central Activities District Conservation Study Building Citations for the building group, 1985-7

Background

The following is an introduction to this report.

The following citations were written by this firm (Graeme Butler, Architect) for the Melbourne City Council (MCC) in the period 1985-1987 in an attempt to document buildings of individual importance ('A' and 'B' grading in the CAD Conservation Study) which had hitherto not been investigated or were not on the Historic Buildings Register (HBR). This in turn was intended to aid in the future conservation management of each place, with two outcomes being that the MCC seek registration for the places on the HBR and the Australian Heritage Commission National Estate Register.

Many of the places were published in a report titled 'Melbourne Central Activities District Conservation Study Building Citations, 1985'. The project remains incomplete, as may be ascertained by the alphabetical gap in street address from Queen Street to Victoria Street. Some of the buildings, such as the Australia Hotel in Collins Street, have been demolished since the citations were prepared.

Former Exploration Hotel, 116 to 118 Little Lonsdale Street, Melbourne 3000

History

Grantee, John Wollaston, subdivided his lot 13 in 1850, this and the adjoining site to the west (120 - 2) included. William and Ellen Skinner took the adjoining lot but the corner went to the hotel's first owner-licensee, John Glavin. His connection with Esther and Simeon Cohen (probable trustee of the Union Benefit Building & Investment Society who financed the building) is not definite but it was Cohen of John Levy & Sons auctioneers, who commissioned builder, William Blewden, to construct this hotel on the corner of Exploration lane, in mid 1861. John Glavin was the licensee until 1871 when the hotel underwent repairs, including painting and plastering but it is evident that he met his death soon afterwards. Thomas Glavin, the recipient of John's estate, sold this and the adjoining 120 - 22 to Simeon's wife, Esther Cohen in 1875, who resold 122 to Catherine and John Dolan. William Green in the late 1880s and Miss A McCarthy were among the subsequent licensees. The hotel and 120 were

sold to the Terry's West End Brewery in 1885. This company (now Carlton & West End) was liquidated in the late 1890s becoming the Carlton Brewery Ltd. The hotel closed in the licensing reduction era of 1912; John Mason being one of the last licensees. The brewery sold it and the adjoining 120 to Samuel Cronin in 1914 who divided it from 120, selling to Charlie Ah Ten in 1915. It was used as a varnish factory in the 1930s and an electro-plating works in the 1940s, as part of the gradual shift from mixed residential to factory uses in the area.

Description

Of the simple splayed parapeted form shared by most of Melbourne's 1860's commercial buildings, it retains typically austere detailing (Windsor architraves, cornice and string moulds) and the ground-level pilaster divisions for the corner bar show windows and entry. Upstairs the corner window has been blinded..

External Integrity

The facade has been restored, new shop fronts installed in modified openings and the upper level window sashes replaced with single fixed panes. The rear wing, fronting the lane, appears to have been renovated as, presumably, has the interior.

Streetscape

Now more of a facade than before, (given renovations), it is nevertheless a good corner element to commence a commercial streetscape on the west, which shares finished, scale and stylistic inspiration.

Significance

Perhaps now only symbolically a hotel, the building still possesses that characteristic form of early commercial Melbourne and is contributory to a commercial streetscape.

120-122 Little Lonsdale Street, Melbourne 3000

History

Grantee John Wollaston commenced a subdivision of this corner in 1850, selling this lot to Pat Purcell who resold to William Middleton for

a mere 55 pounds. William and Ellen Skinner obtained the lot from Middleton's mortgagors (Union Benefit Building & Investment Society) for 160 pounds in 1852. Their first rate book entry was in 1854 when this pair was described as of brick and three rooms each, perhaps indicative of one storey only. Bibb's plan of 1856 shows a similar outline (of brick) and De Gruchy and Leigh's 1866 view shows a two storey pair on the site while the rate description is still three rooms in 1864, for 120, and four for 122. By one means or another, the two were owned by John Glavin (owner-licensee of the adjoining Exploration Hotel) in the 1870s, his tenure being passed to Esther (wife of Simeon) Cohen in 1875 for 860 pounds. Cohen sold 122 to Catherine Dolan in 1875, retaining 120 and the hotel. In the rate books, Simeon Cohen had replaced Skinner at 120 and Harriett Dodd at 122. A Mrs Thompson owned 122 by the mid 1890s while 120 and the hotel were sold to the West End Brewery in 1885, which became in turn the Carlton Brewery Ltd. They sold to Sam Cronin in 1914 after the hotel had lost its license and he resold the hotel to Charlie Ah Ten for 850 pounds. Occupiers followed no apparent pattern, a Mrs Campbell (120) and Frederick Walker and family, (also at 120), were the long term occupants; the proximity to and joint ownership with the hotel possibly leading to some boarding house activity under Mrs Campbell in the 1860s and 1870s.

Description

A simple stuccoed brick and parapeted two storey pair essentially of the mid 1860s with a main cornice, terminating bracketed blocks and a plain string mould at the floor line. It is probable that the string mould marks the original parapet line of the earlier two storey form.

External Integrity

Air units added, doors altered. The parapets may have been added in the 1860's.

Streetscape

Part of a recognizably old streetscape (adjoining hotel), which broadens in period as it extends to the west, but maintains a small material, period detail, form and fenestration range

Significance

Apparently an old but surprisingly near intact pair, which (at 1854) parallels with the altered 38-40 Lonsdale Street (1851) and 72-74 Collins Street (1855) as amongst the oldest surviving residences in the central city, also part of a recognisably old streetscape.

Former Leitrim Hotel, 128 to 130 Little Lonsdale Street Melbourne 3000

History

Architect, H E Tolhurst designed this former hotel for the Victoria Brewing Co. Ltd in late 1888. Jason Fraser of West Melbourne was the builder and the site, that of an earlier Leitrim Hotel dating back to the 1860s. Early licensees included William Edwards and Richard Faber until 1906 when the owner, Emil Resch, leased it to the Carlton and Victoria Breweries who apparently closed the hotel in 1907. Like the Exploration Hotel (qv) it had been absorbed by factories. Chinese cabinet maker, Lim Wing War & Co occupied the old hotel from early this century into the 1920s, joining other Chinese who pursued similar occupations in the north eastern parts of Melbourne city. The designer, Henry Tolhurst, enjoyed a limited private practice given his position as Surveyor of the Collingwood municipality.

Description

A three storey and ornate, unusually complete, stuccoed facade, stylistically based on the Italian High Renaissance. It has a raised segment-arched pediment and entablature at the parapet, main cornice, successive string moulds at the storey levels, and generally arched fenestration, with associated architraves and impost mouldings. At ground level, the pilasters dividing the central bar windows and entrance (right hand) from the residential doorway (left) are complete, possessing rustication at the sides, pilasters and panels of fluting on the others. Incised, foliated patterns are used on pilasters and the upper facade to provide the final layer of ornaments to this intricate elevation. The cement facade is unpainted.

External integrity

Internally altered for use as a factory, as reflected by the new steel windows and cemented spandrels central to the facade. Doors have been sheeted over (?) or replaced and reputedly the cellar footpath entry has been closed in.

Streetscape

Dominant part of a generally 19th Century commercial streetscape.

Significance

An unusually well preserved ornate late 19th Century facade, which possesses, in one plane, most of the devices used in the Renaissance revival of the 19th Century. As an externally near complete hotel, it has historical interest as a social meeting place,

albeit over the relatively short period of 24 streetscape.
years. It relatively is also part of a commercial

Appendix 6: Background to the heritage evaluation of 116-132 Little Lonsdale Street, history and comparative analysis of each building and the group

Introduction

The following is the historical research provided for each of the sites and a comparative analysis to facilitate heritage assessment.

Former Exploration Hotel, 116 - 118 Little Lonsdale Street Melbourne

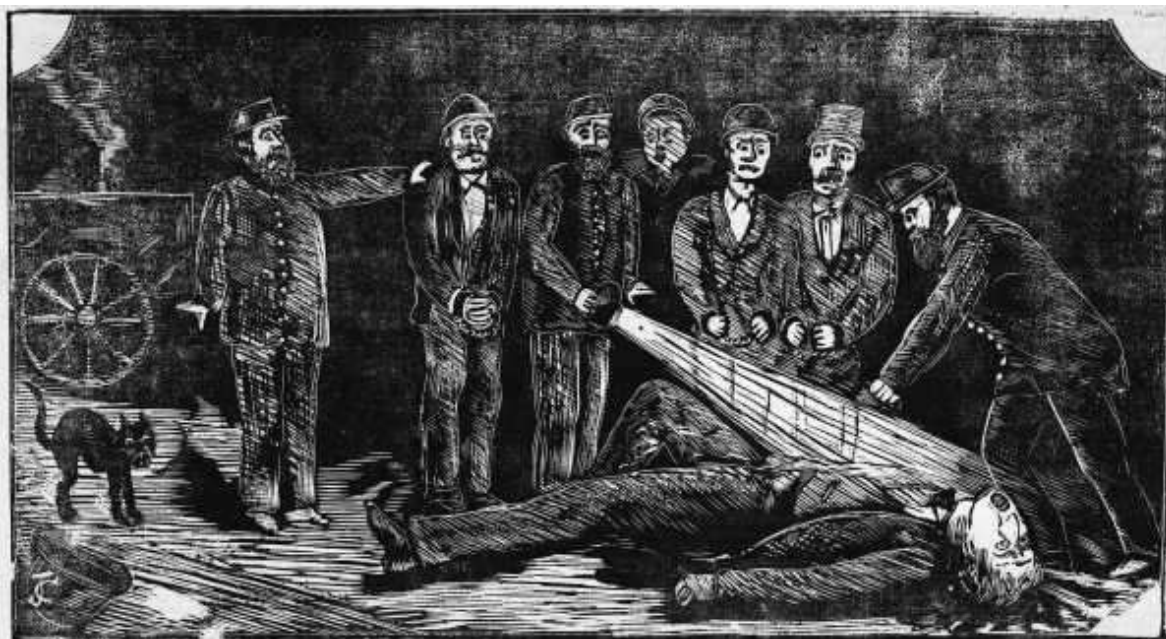


Figure 26 Richard Egan Lee *Barbarous murder in Little Lonsdale Street 1877* Shows the body of William Payne, a tailor who worked in Russell Street, murdered by a group of four men near the Exploration Hotel; published in *Police news*, April 21, 1877. (State Library of Victoria)

History

This building is part of a building group located on Allotments 13-14 of Section 26, Parish of North Melbourne, and adjoining allotment 12. John Wollaston was the crown grantee of two blocks (12 & 13) sold in 1848-9, allotment 12 for £167 and allotment 13 for £164.

Crown Grantee, John Wollaston, subdivided his lot 13 Section 26 in 1850, creating Green Lane (now Exploration Lane) at the junction on the east

side of his allotment which allowed access to further subdivided blocks to the north²¹.

He created this and the adjoining site to the west (120-122), selling that to William and Ellen Skinner. He sold this corner lot to the Exploration Hotel's first owner licensee, John Glavin. His connection with Esther and Simeon Cohen (trustee of the Union Benefit Building & Investment Society who financed the building) is not definite but it was Cohen of John Levy & Sons, auctioneers, who commissioned builder, William Blewden, to construct this hotel on the

²¹ Natica Schmider cites Land Victoria, Application search note 10,023

corner of Exploration Lane, in mid 1861²². It was presumably named after the ill-fated Burke and Wills Expedition of 1860-1861 from Melbourne to the Gulf of Carpentaria.

Municipal rate books cite Cohen as the owner and Walter John Glavin as the occupier of the hotel's first rate entry in 1862 as brick hotel of 10 rooms, with a Nett Annual Value of £175²³. Prior to that a two room brick house had been at 127 Little Lonsdale St East²⁴.

A quarterly licensing session for the City of Melbourne was held December 1861 at the City Police Court, before the bench of magistrates including The Mayor, Messrs. Sturt, P.M., Hood, Bydes, Montefiore, S. Elliott, Guthridge, M'Garthy, Hugh Glass, Thomas, Perry, and Henderson: Glavin was handed his first licence²⁵.

A month later, the hotel was already the scene of notoriety.

STEALING MONEY.-Mary Anne Stewart and Mary Anne Hunter were brought up by Detective Eason, charged with stealing £35 from William Vale, an East Indian, in a house in Romeo-lane. (The prisoner Hunter was the mother of the little boy just sentenced to two months' imprisonment for stealing books.) Witness went to the house, which he found deserted, and then searched for two prisoners, whom he found in the bar of the **Exploration Hotel**, Little Lonsdale-street. On bringing them into street, the prisoner Stewart threw a quantity of money into her mouth, and was nearly choked in swallowing it. At the watch house, £1. 3s.10d was found upon her, and upon Hunter 3s. On going back to the house, witness found a £1 note lying on the ground, and also, under the verandah, a knife, which had been identified by tin prosecutor. The case was remanded till Wednesday, for the attendance of an interpreter.

Vale had accompanied her into her room, having asked for his purse from one of his friends. The woman left the room within minutes and Vale discovered he had been robbed, the circumstances suggesting prostitution. The verdict was 'Guilty' and the Sentence, eighteen months' imprisonment, with hard labour.

Other tales involved Glavin himself who it seemed often acted as an intermediary between dubious persons who frequented his bar. Glavin was fined 40/- for allowing a number of disorderly characters to assemble in his house on the night

of Saturday, January 31, and morning of Sunday, February 1 1863. The magistrate remarked upon the fact that Galvin had formerly been in the police force and should have known he was breaking the law but that alas in his experience the public houses kept by former policemen were all conducted more or less in a disorderly manner. The defendant was cautioned²⁶. Glavin was found guilty on more than one occasion for selling liquor on a Sunday.

Another case involved Glavin and slum dwellers at the back of the hotel.

(After accusation of stealing from a man) ...The prisoner Lambert denied the prosecutor's story, and said he had promised to marry her, and had given her ten sovereigns to get some clothes Then, because she would not have him, he swore to be revenged upon her, and she gave the money to Mr Glavin.

John Glavin, residing at the Exploration **Hotel**, stated that on Tuesday night, some time after twelve o'clock, the prisoner Lambert came to him, and gave him ten sovereigns to keep for her. She said they belonged to "the black man," to whom she was going to get married.

Constable William Wright, A160, deposed to having taken Lambert into custody, and to the arrest of the prisoner Shannan. Both denied the robbery, and the younger prisoner became excited and said "Glavin has got the money." Witness then went to Mr Glavin's house, and received from him the ten sovereigns given him by the prisoner Lambert.

In answer to the Bench, the prosecutor admitted that he had offered to take Lambert with him to New Zealand, and to marry her, if she behaved herself. He had also bought a pair of shoes for her. She was committed for trial and Shannan was discharged...²⁷

And in the next week.

About two o'clock on Sunday morning-, at Constable Quilty, A138, was on duty in Lonsdale street east, he saw a man lying naked in the road, and went towards him. The man, as he approached, called out "police" and in reply to the constable's inquiries, told him that he had been robbed of his clothes, and of upwards of £200, in a house of ill repute, situated in a right of way at the rear of the **Exploration Hotel**, Little Lonsdale street The constable took him into custody, together with a man named Thomas Walsh, who was near the spot, and went with them to the house, which he proceeded to search He found a purse, containing seventeen sovereigns and 15s 6d. in silver, and a bag, under a bed, containing £145 in sovereigns

²² Notice of Intent to Build 375, 5 Aug 1861: hotel

²³ Melbourne Gipps Ward rate book 1862, 1472

²⁴ Melbourne Gipps Ward rate book 1861, 1398 (NAV £25)

²⁵ *The Argus* Wednesday 4 December 1861: 6

²⁶ *The Argus* Tuesday 10 February 1863

²⁷ *The Argus* 6 Feb 1862

and a diamond ring, which the plundered man, whose name is Joseph Davis, valued at £45. The man Walsh was taken to the station-house, together with a girl, named Ellen Walsh, who is believed to cohabit with him and was present when the robbery was committed. They will be brought up at the City Court this morning²⁸.

These tales and many others show the tenor of life in 'Little Lon' and specifically around this old hotel but at a time long before the Chinese inhabited the area.

Freehold part-owner and auctioneer, John Levy and Sons (whose rooms were in Collins Street West) also conducted business in the area, selling the lease of three houses adjoining the hotel.

WEDNESDAY, FEBRUARY 19.

Valuable City Rentroll.

Little Lonsdale-street east.

Next the **Exploration Hotel**.

JOHN LEVY and SONS have been instructed by the proprietor to SELL by PUBLIC AUCTION, on the premises, Little Lonsdale-street east, on Wednesday next, 10th at twelve o'clock,

That excellent property situate as above described. upon which are erected three substantial brick houses, capable of procuring a rental of 30s per week. Each house has a good roomy yard attached, and of a class that will always readily let²⁹.

These houses adjoined in Exploration lane and were constantly referred to in the courts as brothels, hovels or in one report A SCHOOL OF VICE³⁰.

The hotel also served as a gathering place for special social occasions.

Funeral Notices.

THE Friends of the late Mr. JAMES REYNOLDS

are respectfully invited to follow his remains to the place of Interment, Melbourne General Cemetery. The funeral to move from the **Exploration Hotel**, Little Lonsdale street east, to-morrow, Sunday, 6th inst, at 8 o'clock p m.

JOHN DALEY, undertaker, La Trobe and Spring streets, Melbourne.³¹

It was also the site of an inquest held into the death of Isaac Isaacs, aged seven years, the son of a dealer in Foundry-lane, off Little Lonsdale-street east in 1875.

And City councillors also used it for their campaigns.

The election contest in Gipps Ward is being carried on with great spirit on all sides. Last evening Mr. George Hughes, the retiring councillor, who is seeking re-election, held two meetings. The first was at seven p.m., a Glavin's **Exploration Hotel**, in Little Lonsdale-street east, but as none but avowed friends and supporters were present, and the place was overcrowded, it was deemed advisable to adjourn to the (much larger) **Globe Hotel**, in Swanston-street, where a meeting at a late hour had also been arranged for. This was held in due course, and tho choir was taken by Mr. Kenna. Mr. Hughes then addressed the ratepayers, assuring them that he would not have come forward without feeling assured that he had acted honestly, never yet having recorded a vote against the interests of the ward. ...

Trustees Lewis Davis and John Levy leased the hotel to Glavin from early 1862 for 5 years at £225 per annum, followed by another five year lease from 1866. The confirmation of the lease may have inspired Galvin to call tenders for painting and paperhanging at the hotel in 1863, so much so that some of the ornamentation was stolen from the hotel in early 1864³². But the tone of the establishment did not improve.

The Bourke General Sessions were occupied during the whole of yesterday with a hearing of a charge of assault and robbery preferred by a man named John Eva against Walter Glavin (brother of the landlord of the **Exploration Hotel**, Little Lonsdale-street), John Cox, and John Simmons. The prosecutor's statement was that he was knocked down by the prisoners and robbed £15, in the **Exploration Hotel**, between two and three o'clock on the morning of the 5 September.

Glavin was tried alone, and Cox and Simmons were placed in the dock together. In the case of the first mentioned prisoner the jury did not agree, and were discharged without a verdict. Cox and Simmons were found "Guilty," and remanded until to day for sentence³³.

Walter Glavin was later retried and found Guilty and a new barman was sought at the hotel.

Another curious case involved John Glavin and Mrs Skinner who owned the houses next door at 120-122 Little Lonsdale Street.

²⁸ *The Argus* 10 Feb 1862

²⁹ *The Argus* Friday 14 February 1862

³⁰ *The Argus* Wednesday 15 October 1862

³¹ *The Argus* Saturday 5 July 1862

³² *The Argus* Monday 16 November 1863

³³ *The Argus* 6 October 1865

A trial, possessing rather peculiar features, took place last week in the Supreme Court, before Mr. Justice Molesworth. An old woman named Skinner, whose husband had deserted her, who had no relatives in the colony, nor, as far as was known, in the world, amassed some property - about five hundred pounds in the Savings-bank, and three cottages in Little Lonsdale-street. Being uneducated, she employed different persons to collect her rents and bank her money for her, among others John Glavin, of the **Exploration Hotel**, a neighbour; and after towards Thomas Jennings, stonemason, another neighbour. In the beginning of November, 1867, she was taken ill, and was confined to her bed, her sickness eventually terminating in her death on the 20th of that month. After her decease, both Jennings and Glavin produced wills purporting to be made by her - that of the former in favour of his son. This will date 15th November. The other will was dated on 16th November, and by it - all the property was left to Glavin. The evidence in support of these was of an extra-ordinarily conflicting nature. The deceased was a markswoman (signed by making her mark), so that no assistance could be derived from a comparison of her handwriting, and each of the rival claimants alleges that the will of the other is a forgery.

Glavin swore that Mrs. Skinner sent for him three days before she died, that at her request he drew up the will, which was witnessed by Michael Woolff, a cigar-maker, and Hannah Wells, an illiterate person, who had to make her mark attesting it.

None of these parties saw Jennings at the place. On the other hand, Jennings and his wife swore that they were in constant attendance on the old woman for ten days before she died; that one or other of them was always in the house; that neither Glavin nor Woolf, came near the house during that time; that Wells was constantly drunk, so that it was impossible this will could have been executed. As to Jennings' will, it was alleged that on the Friday before her death Mrs. Skinner showed Jennings a document which she said was her will, and asked him to sign it. He went out, met a man in the street, a perfect stranger, who accompanied him into the house, and there and then Mrs. Skinner signed the document, the others attesting it. Mrs. Wells swore that she was with the sick woman during all this time, and that neither Jennings nor Williams (the name of the other witness) could have entered the place. Mr. Justice Molesworth took time to consider before giving his decision.³⁴

Glavin won the case and proceeded to rebuild the adjoining houses at 120-122 Little Lonsdale Street in 1869-70. The death of Levy in 1870

³⁴ *The Argus* Monday 20 April 1868

provided for Henry Fergie as a new trustee of Cohen's property.

John Glavin was the licensee until 1871 when the hotel underwent repairs, including painting and plastering with tenders called by a new licensee William Cook. Glavin was back by the mid 1870s, after terminating the lease in 1874³⁵. He was involved in a well publicised forgery case with the Bank of Victoria, reported in March 1875. His wife, Mrs Glavin had died in 1869 after a year serving as the Exploration Hotel keeper.

Thomas Glavin sold the hotel and the recently rebuilt adjoining 120-122 Little Lonsdale Street to Simeon Cohen's wife, Esther in 1875, who resold 122 to Catherine and John Dolan.

John Syme was the new lessee and licensee of the hotel from 1874 (5 years at £150 pa), followed by Mrs Margaret Courtney, M Dowling, Samuel Basford (1886), William Green in the late 1880s, Alice and then Anastasia McCarthy, William & Lena Hicks, Mrs Matilda Franck, and John Burns.

One of the hotelkeepers from this period, John Courtney, was a witness in the little Lonsdale Street Murder Case of William Paine.

Two men accused of murder had purchased some pies and potatoes from John Yates, the driver of a saveloy machine, at the corner of Stephen (Exhibition) and Little Lonsdale streets, and after abusing Yates they stood up near the **Exploration Hotel** in Little Lonsdale Street Yates heard a man near them cry, 'Oh what are you doing with me' and so he called upon the driver of another saveloy machine to follow, and drove down quickly towards to men who ran away, and when he reached the spot where they had been standing, he found the deceased man lying upon his back in the street in an insensible state, his head lying in a pool of blood, and his pockets rifled³⁶.

Margaret Courtney took over the business after her husband's death but lost her son in 1883.

COURTNEY. —On the 2nd inst at the residence of his mother, **Exploration Hotel** Little Lonsdale street east, Melbourne, Mr Daniel Courtney (of the Education department), son of Margaret and the late James Courtney, aged 29 years R I P³⁷.

The Exploration Hotel and 120 Little Lonsdale Street were sold by the Cohen family to Terry's West End Brewery in 1884-5. The sale note before the auction was as follows.

³⁵ State Library of Victoria Cole Collection: V1: 275 (as 127 Lt Lonsdale St)

³⁶ *The Argus* 21 June 1877

³⁷ *The Argus* Saturday 3 February 1883

..containing on ground floor bar, bar parlour, bottle room, dining room and kitchen and on the first floor four bedrooms and linen closet, also adjoining, land being a frontage of 14ft. to LITTLE LONSDALE STREET EAST a depth of 80ft, on which is erected a BRICK and STONE HOUSE, containing four rooms and kitchen...

The above two properties are adjoining and will be sold in one lot, so that the **hotel** accommodation may be increased if thought advisable

These properties are at present and have been for several years in the occupation of Mr Courtney, at a yearly rental of £190, the tenant paying all the rates and taxes, and keeping the premises in thorough repair..³⁸

Terry's West End Brewery (by then the Carlton & West End Breweries) was liquidated in the late 1890s, becoming the Carlton Brewery Ltd. Their architects Sydney Smith and Ogg, 101 Queen Street called tenders in 1903 for redecorating the hotel but this failed to avert its imminent closure.

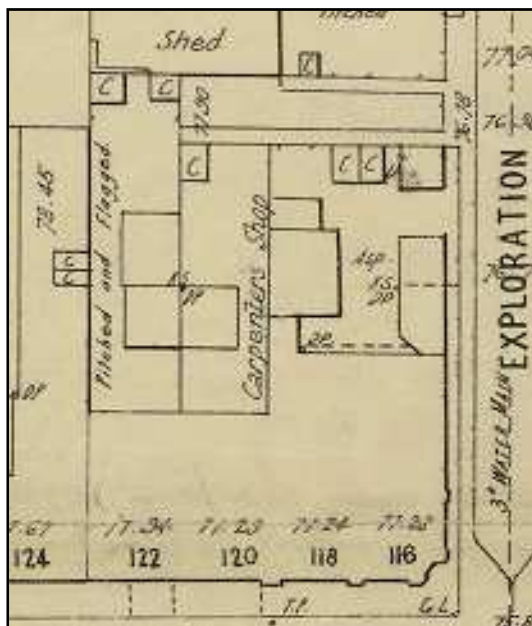


Figure 27 MMBW Detail Plan 1896, hotel as 116-118 but contiguous with 120-122 Little Lonsdale St

Around that time, 1910, a lot at the rear of the hotel was the site of a colourful occasion, one of many for would-be municipal office holders.

THE HAWKERS' COURTESY.

MR. M'PHERSON'S ADDRESS.

DISORDERLY MEETING.

On a dusty little vacant allotment behind the **Exploration Hotel**, Little Lonsdale-street standing upon a kerosene case amid a waste of Bathurst burr, which pricked the legs of his audience Mr W M McPherson selected Fusion

candidate for Melbourne last night learned how much courtesy one may expect from the hawkers and barrowmen of the city About 500 electors, several dirty little boys and 12 policemen.

Interruption began right on the first word of the address "May I ask? ' said an ultra polite person in a shabby brown hat ' May I ask you one question? Who gave you the authority to publish that you was going to speak on behalf of the hawkers and barrowmen?"³⁹

The hotel closed 1912 in the licensing reduction era; John Mason being one of the last licensees. It was offered for sale along with a large number of other delicensed hotels in 1912 by auctioneers Baillieu Patterson and Allard. It was described as of brick and stone, ground floor bar, 2 parlours, dining room, kitchen, store, and wash house; upstairs 5 bedrooms, and bathroom⁴⁰.

Carlton Brewery Ltd. sold the former hotel and the adjoining 120 (42 feet frontage) to Samuel Cronin in 1914 who divided it from 120, selling to cabinet maker, Charlie Ah Ten in 1915 for £1025 as the start of a new era of land use in the area. This change correlates with research on Chinatown that shows extensive occupation by Chinese of these buildings and many others along this part of Little Lonsdale Street.

In 1917 Ah Ten then of Exhibition Street applied to make changes to what was then a shop & dwelling with designs by architect WH Smith and the contractor was J Robson of Richmond. The work included a new stair, bath and other domestic fittings in the rear yard and new partitions⁴¹. Three years later further work was carried out to what was termed a factory.

³⁸ The Argus 19 June 1884

³⁹ The Argus Tuesday 15 March 1910

⁴⁰ The Argus Saturday 23 November 1912

⁴¹ BA947

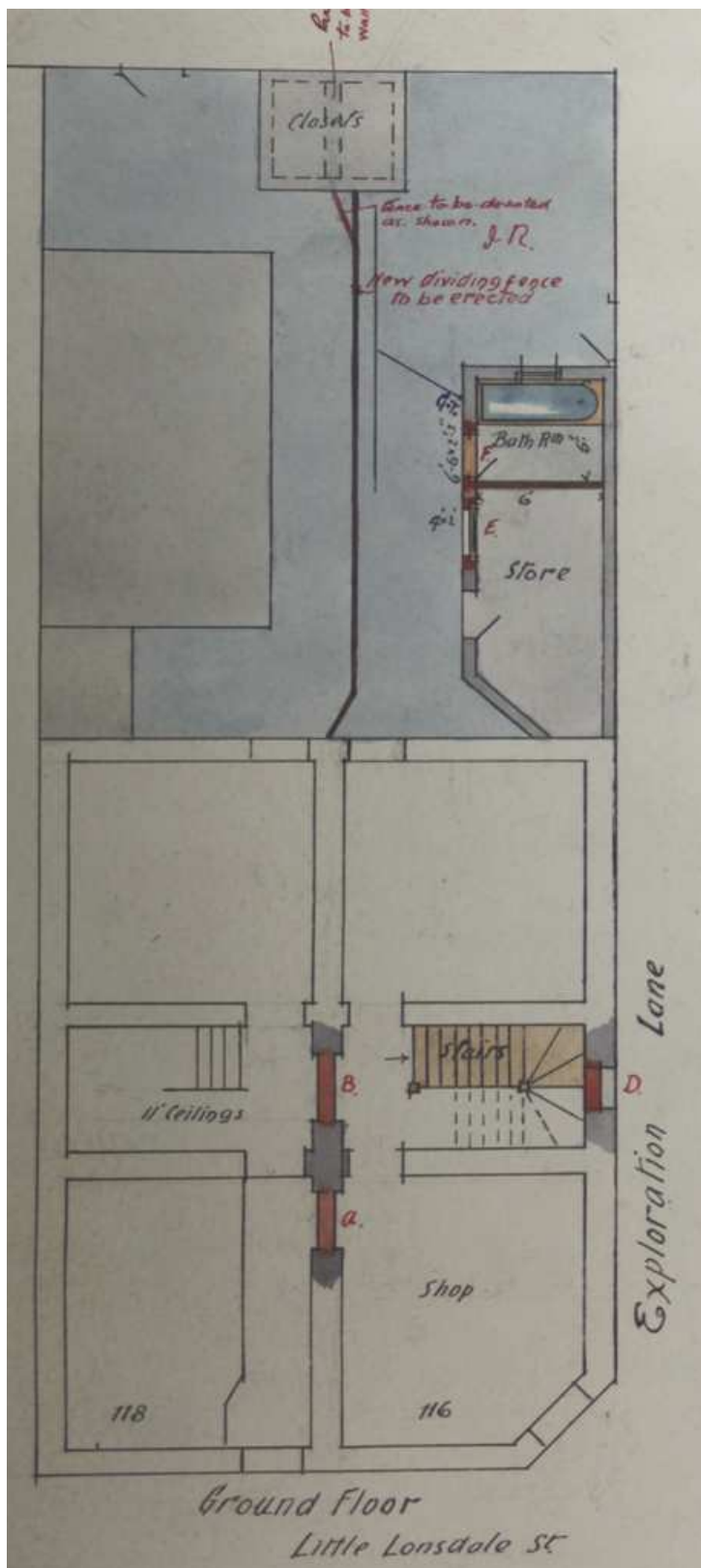


Figure 28 MCC Building Permit application 947 showing the ground floor layout and shop (former hotel bar room) in c1917 (VPR)

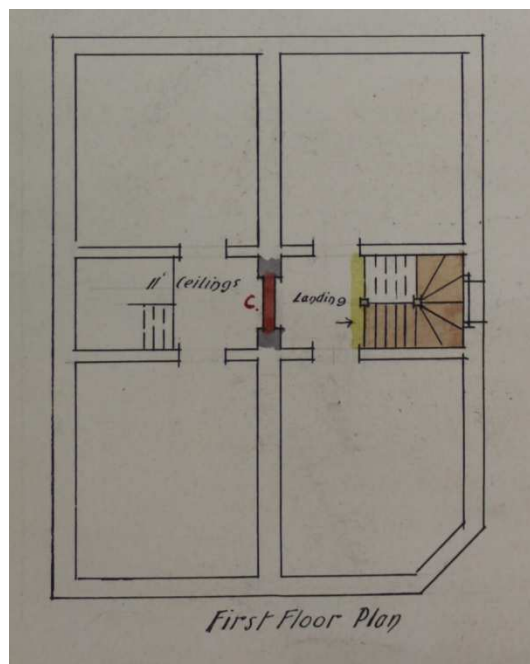


Figure 29 MCC Building Permit application 947 showing the schematic first floor layout in c1917 with new stair (VPRO)

After the sale of 116-118 Little Lonsdale Street in 1922 to John Meadows a mirror maker of Lonsdale St, it was used as a varnish factory in the 1930s and an electro-plating works in the 1940s. This succession of uses was part of the gradual shift from mixed residential to factory uses in the area, continuing to serve the large and growing retail centres further south.

Meadows died in 1946 but his family retained the building, leasing it to Maurice Perlow, a service station proprietor from 1959⁴². Perlow Motors occupied the old hotel for many years and were involved in the famous teenage street wars of the 1960s when sharpie gangs attacked the Mod stronghold at the adjoining 120-122 Little Lonsdale Street (Mad Hatter disco) and when Perlow Motors men intervened, they became the object for escalating violence that promoted many headlines in the daily press.

As part of another era, architect Leslie Jones & Company, designed a flat-roof face-brick clad two-storey rear addition to the hotel in the 1980s for John Taylor of Jackstay Investments, changing the use from shop and offices to a single dwelling⁴³. The cost was estimated at \$45,000 and also involved gutting the interior, a new stair, and filling-in a window opening onto Exploration lane. The windows in the main elevations changed to fixed and hopper multi-pane sashes and upper level windows, former

double-hung sash windows) to casements. A new garage and roller shutter were part of the addition.

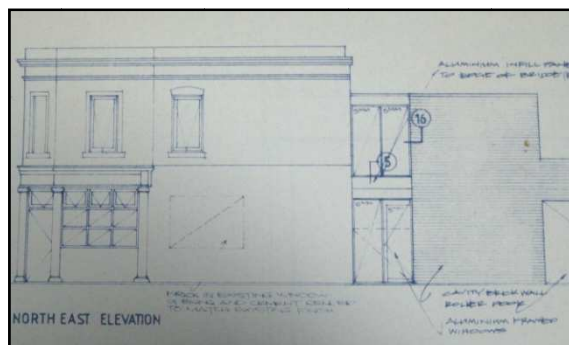


Figure 30 two-storey rear addition in the 1980s (MCC BA56915)

More recently a planing permit was granted in 2005 (as amended in 2007) for:

The alterations include a new basement level to incorporate a library, storage and laundry facilities. It is proposed to make the window openings on the ground floor of the Little Lonsdale Street and Exploration Lane larger than existing so they extend the entire floor to ceiling height.

Alterations to the first floor include new double doors to replace the existing single door that leads onto the deck. It is also proposed to extend the deck over the adjacent (rear) ROW by 1000mm for a length of 4326mm. the deck is proposed at a height of 3470mm above ground level.

A second storey addition is also proposed which will increase the total height of the building to 9848mm. The addition is proposed to be built along the western wall for a length of 9300mm and a width of 5958mm. It is setback 1948mm from the southern boundary and 2500mm from the eastern boundary. The addition comprises of a bedroom ensuite and robe facilities. A new deck is also proposed along the eastern boundary and measures 7400mm long x 3600mm wide. Sun visors are also proposed on the east and north facades of the second floor addition⁴⁴.

These changes were perhaps the most damaging to the building's exterior and perceived integrity with removal of the main roof and addition of another level that is partly visible from the street. This roof addition is more apparent to the numerous upper level apartment dwellers that now surround the site.

⁴² Land Victoria search note 53145

⁴³ MCC BA56132

⁴⁴ MCC Planning Permit application as advised by Gisele Masclef, MCC Planning Department.

Row Houses, 120-122 Little Lonsdale Street, Melbourne 3000

History

This building pair is part of a building group located on Allotments 13-14 of Section 26, Parish of North Melbourne, and adjoining allotment 12. John Wollaston was the crown grantee of two blocks 12 & 13 sold in 1848-9, allotment 12 for £167 and allotment 13 for £164. Douglas Thomas Kilburn was the crown grantee of land surrounding this site in 1848-9: Allotments 14 & 15, Section 26.

Crown Grantee John Wollaston commenced a subdivision of this corner in 1850, selling this lot (two lots each of 14 feet width) to Pat Purcell who resold to William Middleton for a £55. Middleton applied to build a house in Little Lonsdale Street East in 1850: then he was termed as a cabinet maker from Russell Street, as an interesting parallel with the later cabinet maker occupation of this part of Melbourne⁴⁵.

William and Ellen Skinner obtained the lot from Middleton's mortgagors (Union Benefit Building & Investment Society) for £160 in 1852. The first rate book entry for the site was in 1854 when a pair of houses was described as being of brick and three rooms each, indicative of one storey only. Bibb's plan of 1856 shows a similar outline (of brick) and De Gruchy and Leigh's 1866 view shows a one storey pair on or near the site while the rate description is still three rooms in 1864, for 120 (then 125 Little Lonsdale St), and two rooms for 122 (then 123 Little Lonsdale St).

By the 1865-6 rate assessments, both 120 and 122 Little Lonsdale Street were described as 'Brick house bad repair' on land measuring 14x60 feet occupied by J Mortimer and George Johnston, respectively⁴⁶. Rate descriptions from 1868-1870 had houses of 5-6 rooms each (indicating two levels) but with no change in their annual valuation.

By 1868, Ellen Skinner's executors were rated for 120-122 Little Lonsdale Street; Mrs Skinner's death however left an uncertain bequest.

A trial, possessing rather peculiar features, took place last week in the Supreme Court, before Mr. Justice Molesworth. An old woman named Skinner, whose husband had deserted her, who had no relatives in the colony, nor, as far as was known, in the world, amassed some property - about five hundred pounds in the

Savings-bank, and three cottages in Little Lonsdale-street. Being uneducated, she employed different persons to collect her rents and bank her money for her, among others John Glavin, of the **Exploration Hotel**, a neighbour; and afterwards Thomas Jennings, stonemason, another neighbour.

In the beginning of November, 1867, she was taken ill, and was confined to her bed, her sickness eventually terminating in her death on the 20th of that month. After her decease, both Jennings and Glavin produced wills purporting to be made by her - that of the former in favour of his son. This will date 15th November. The other will was dated on 16th November, and by it - all the property was left to Glavin. The evidence in support of these was of an extraordinarily conflicting nature. The deceased was a markswoman (signed by making her mark), so that no assistance could be derived from a comparison of her handwriting, and each of the rival claimants alleges that the will of the other is a forgery.

Glavin swore that Mrs. Skinner sent for him three days before she died, that at her request he drew up the will, which was witnessed by Michael Woolff, a cigar-maker, and Hannah Wells, an illiterate person, who had to make her mark attesting it. None of these parties saw Jennings at the place. On the other hand, Jennings and his wife swore that they were in constant attendance on the old woman for ten days before she died; that one or other of them was always in the house; that neither Glavin nor Woolff, came near the house during that time; that Wells was constantly drunk, so that it was impossible this will could have been executed. As to Jennings' will, it was alleged that on the Friday before her death Mrs. Skinner showed Jennings a document which she said was her will, and asked him to sign it. He went out, met a man in the street, a perfect stranger, who accompanied him into the house, and there and then Mrs. Skinner signed the document, the others attesting it. Mrs. Wells swore that she was with the sick woman during all this time, and that neither Jennings nor Williams (the name of the other witness) could have entered the place. Mr. Justice Molesworth took time to consider before giving his decision.⁴⁷

⁴⁵ MCC Building Permit Application: 1850:443

⁴⁶ VPRO microfiche, City of Melbourne Rate Books, Gipps Ward, 1863, 1391; 1866, 1362, 1363.

⁴⁷ *The Argus* Monday 20 April 1868



Figure 31 Hotel, part group by Karl Halla, 1960 - 1970. Little Lonsdale Street between Russell Street and Exhibition Street ' showing Perlow Motors occupying the former Exploration Hotel (North Melbourne Library)

The Skinner's lives were then well publicised in the courts before His Honour Mr. Justice Molesworth, 1868.

Mr. Billing moved, on behalf of **William Skinner**, husband of Ellen Devlin, otherwise Skinner, for a rule *nisi* for revocation of letters of administration granted to John Glavin. The case had already been before the Court, and he would read in support of the application an " " had been made by William sband of the deceased. The hat on tho 22nd August, 1848, the plaintiff was married to Ellen Devlin, then a spinster, in the parish church of Newton, near Hobart Town, by the Rev. Thos. J. Ewing, according to the rites and ceremonies of the Church of England.

Plaintiff resided with his wife at Hobart Town for about two years, and in 1850 they went to reside in Melbourne, where they lived together until the discovery of the gold-fields in 1851. Shortly after the discovery of gold, the plaintiff and his wife proceeded to Forest Creek, where

they lived together for about eighteen months. During that time the plaintiff realised a large sum of money, and early in the year 1852 he and his wife re turned to Melbourne. Shortly after he arrived in Melbourne, the plaintiff purchased of one **William** Middleton, a piece of land in Little Lonsdale-street east, with two houses erected thereon, and he instructed his solicitor, Mr. P. A. C. O'Farrell, to prepare a conveyance of the property to Michael Sullivan in trust for his wife ; and the conveyance was duly prepared, executed, and registered. His wife was eighteen years older than himself, and being of a quarrel- some temper they agreed to separate. As a provision for her maintenance the plaintiff gave his wife a sum of money in cash, and she afterwards resided in one of the houses elected on the said land, and received the rent of the other house. About the year 1854, the plaintiff visited England, and re turned to Melbourne in about fifteen months. He again resided with his wife for about a month, when finding that they could not agree, they consented verbally again to separate, but no judicial separation was at any

time had, and he (the plaintiff) commenced business in Sydney. In the month of November, 1867, his wife died. In October, 1868, administration (with will annexed) of the goods of Ellen Devlin was granted to John Glavin, of Little Lonsdale-street east, publican. The will was made in the maiden name of plaintiff's wife, and gave all her money in the Melbourne Savings Bank, and her houses in Little Lonsdale-street east, to the said J. Glavin. As such administrator, the said J. Glavin had received from the Savings Bank at Melbourne a sum of upwards of £400, lodged there by the plaintiff's wife in her maiden name, and had also taken possession of the houses in question, under the will. He had also obtained possession of the conveyance of the said houses, and refused to allow the plaintiff or his solicitor to inspect the same. The plaintiff further stated that he was advised, and verily believed, that his wife had no legal right to make a will or to dispose of the said money or houses, and that he was entitled thereto, and to administer to his said wife. There was a further affidavit stating that the plaintiff had only obtained this information very lately.

His HONOUR remarked that as to the freehold land, the plaintiff had merely to bring an action of ejectment against the person who occupied it. As to the personalty, he also doubted the necessity of this application. If the administration had been given as of a *feme sole*, the husband was entitled to bring an action against the administrator. However, if it was desired, he would grant the rule *nisi* to revoke the letters of administration.⁴⁸

Despite this finding, Exploration Hotel keeper and former policeman, John Glavin appears to have eventually won the case and proceeded to rebuild the adjoining houses at 120-122 Little Lonsdale Street. Tenders were called in April 1869 for 'taking down two houses, adjoining the Exploration Hotel, Little Lonsdale Street' with the specification available at the hotel. Another newspaper report described taking down an 'old building' next to the hotel⁴⁹. Glavin notified the City Council of his intention to building in May 1869, describing the work modestly as '2 small houses' but incurring a £3 application fee nevertheless; his builder was William Chard of Franklin Street⁵⁰. Glavin had already called tenders earlier in March for 'repairs' but may have decided to rebuild instead⁵¹.

Glavin was near completing the work within months, as indicated by tenders called in *The*

Argus to erect a closet (toilet) 20 July 1869 and in September for two kitchens⁵². Two flights of stairs and ledged and braced doors were advertised for sale in July as probable remnants of the previous houses on the site⁵³.

By 1871 the rate description for both 120 and 122 was 'Bk house 5 rms. 13 x 70' with a Nett Annual Value (NAV) of £40 each. In previous years 1868-70, they had been two five or six-room brick houses ranging in valuation from £24 to £30 NAV (the pound was also devalued 1870-1⁵⁴). In the same year tenders were called Glavin's wife of only three years, Elizabeth, died at their residence, Exploration Hotel, Little Lonsdale-street; she was aged twenty-two⁵⁵. Glavin himself died at the nearby Melbourne Hospital in 1884; he was the son of Pat and Margaret Glavin⁵⁶.

Walter and later Thomas Glavin owned and advertised the house pair for sale in 1875 (122-124) when it was boasted that...*the houses have not long been built...*'.

WEDNESDAY, JULY 28.

LITTLE LONSDALE-STREET EAST.

Sale by Public Auction of FREEHOLD LAND and Well-built BRICK HOUSES.

Close to the **Exploration Hotel**.

By Order of the Administrator to the Estate of the Late Mr. Walter Glavin.

For Positive and Absolute Sale.

To Investors, Trustees, Capitalists, Freehold Property Buyers, Building Society Shareholders, and Others.

ALFRED BLISS has been favoured with Instructions from the administrator to SELL by PUBLIC AUCTION, on the premises, Little Lonsdale-street east, near the **Exploration Hotel**, on Wednesday, July 28, at half-past one o'clock,

All that piece or parcel of freehold land having a frontage of 28ft. to Little Lonsdale-street east, by a depth of 80ft., with a right-of-way in the rear, on which are erected

TWO TWO-STORY BRICK HOUSES,

With slate roofs and stuccoed fronts, each containing four rooms and a kitchen, and being

⁴⁸ *The Argus* 6 November 1868

⁴⁹ *The Argus* 20/4/1869 and 22/4/1869

⁵⁰ MCC Notice of Intent to Build 1869, 3221

⁵¹ *The Argus* 20/3/1869

⁵² *The Argus* 7 September 1869

⁵³ *The Argus* 31 July 1869

⁵⁴ *Year Book Australia*, 2003: Australian Bureau of Statistics source

⁵⁵ *The Argus* 9 April 1869 funeral

⁵⁶ Macbeth. *Pioneer Index*: 1884, 9572

Nos. 121 and 123 LITTLE LONSDALE STREET EAST⁵⁷.

This is a valuable city property; the houses have not long been built, and are erected in the best manner, with the most superior materials-in fact, are not to be surpassed in the locality.

Title perfect. For particulars apply to Mr. William Cuddy, solicitor, Chancery-lane.

Terms-One-third cash, balance three and six months, bearing 8 per cent., or cash, at the option of the purchaser.

Sale takes place on the property, 121 and 123 Little Lonsdale-street east, on Wednesday, July 28, at half past quo o'clock.⁵⁸

Glavin sold to Esther (wife of Simeon) Cohen in 1875 for £860 who leased 120 Little Lonsdale Street to Margaret Courtney in 1878 for 8 years. Cohen sold 122 Little Lonsdale Street to Catherine Dolan (wife of John Dolan) in 1875, retaining 120 Little Lonsdale Street for use with the hotel for a boarding house, as had been the case in the past.

Simeon Cohen

Simeon Cohen (late of Birmingham) had married Esther on the 8 November 1854, by the Rev. Mr. Rintel, at the residence of the bride's father Mr. John Levy, of Carlton-terrace, King William Street, Collingwood.⁵⁹ However the business partnership did not survive the marriage when NOTICE was given that the partnership between **Simeon Cohen** and Nathaniel Levi or Levy (**Cohen** and Levi), as auctioneers, 30 Queen street, was dissolved by mutual consent in 1855⁶⁰. Cohen was a Melbourne City Councillor in the 1860s and prominent in the Melbourne Jewish community, aiding in the development of the Melbourne Jewish School among other roles⁶¹. His son, Montague (Monty) Cohen (1855-1931) became a noted lawyer and businessman in the Colony⁶².

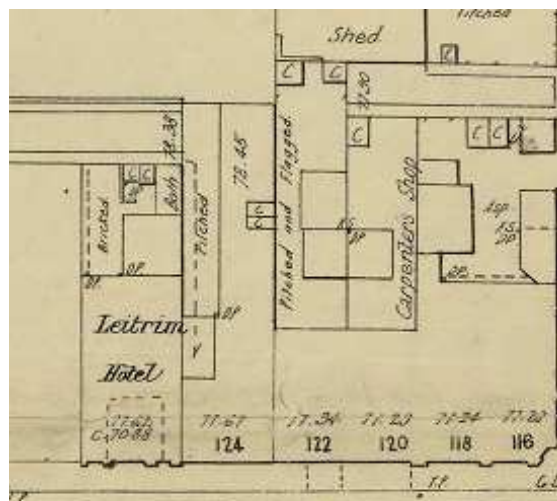


Figure 32 MMBW Detail Plan (part) 1896 showing 120 (old number 125), 122 (old number 123) adjoining 124 (old number 121, rebuilt 1914)

The new owner of 122 Little Lonsdale Street in the 1870s, Catherine Dolan, died in 1879 leaving 122 to James Dolan who resold it to Harriet Dodd; Dodd was the rated owner from 1881. Alice Thomson purchased 122 in 1886 and sold it in 1897 to John Lang Thomson for £400.

A Mrs Thompson occupied 122 Little Lonsdale Street by the mid 1890s while 120 and the hotel were sold to the West End Brewery in 1885, This firm became the Carlton Brewery Ltd.

Thomson sold 122 Little Lonsdale Street to Wyville Thomson in 1906 for £1,526. After Wyville's death, probate was granted in South Australia in 1915. The house was then sold for £575 to Lucca Singh a 'dealer' of Market Street in 1921, as an indication of multi-cultural residency at that time in that part of Melbourne.

The Carlton Brewery Ltd. sold 120 Little Lonsdale Street and the adjoining hotel to Sam Cronin in 1914, after the hotel had lost its license. Cronin sold the former hotel to Charlie Ah Ten for £850 and in 1917 sold 120 Little Lonsdale Street to Eliza Charlotte Taylor of Cheltenham who converted the Old Law title to Torrens in 1920.⁶³ Then the house was sold to Sarah Bremmer, a housewife of Exhibition Street in 1921 and, after her death, to William O'Brien, a labourer, of Collingwood in 1922.⁶⁴ Later owners of 122 Little Lonsdale Street included Julia Cooney of 178 Little Lonsdale Street in 1925⁶⁵

⁵⁷ Equivalent to 124 and 122 Lt Lonsdale St

⁵⁸ *The Argus* 10 July 1875

⁵⁹ *The Argus* 15 November 1854

⁶⁰ *The Argus* 4 January 1855

⁶¹ *The Argus* Monday 13 March 1876

⁶² Barbara Falk, 'Cohen, Montague (1855 - 1931)', *Australian Dictionary of Biography*, Volume 8, Melbourne University Press, 1981: 57-58.

⁶³ Land Victoria, Application search notes 43371, 53145.

⁶⁴ Natica Schmitter for National Trust of Australia (Vic) cites Land Victoria, Title Certificate Vol 4326 Fol 076.

⁶⁵ Natica Schmitter for National Trust of Australia (Vic) cites Land Victoria, Application search notes 43900. Title Certificates Vol 4500 Fol 863; Vol 5064 Fol 684.

The houses at 120 and 122 Little Lonsdale Street were reunited under single ownership by James Claude Henderson, a Parkville engineer, in 1941, and Michael Klarberg, a St Kilda shirt manufacturer and his wife, Henie, in 1946.

The Klarbergs held 120-122 Little Lonsdale Street into the 1970s⁶⁶, followed by two solicitors and a company director including Francis Lewis. The houses have reputedly been converted into a single dwelling. After 1966 the front door to 120 (on the east side of the façade) was converted into a window, with a new bluestone sill to match the existing ground floor window⁶⁷.



Figure 33 Figure 34 Building group by Karl Halla, 1960 - 1970. Little Lonsdale Street between Russell Street and Exhibition Street ' showing Perlow Motors occupying the former Exploration Hotel (North Melbourne Library)

A colourful phase in the pair's history was its use as the Mad Hatter discothèque for Mods, a teenager style group of the 1960s Beatle era. It was the scene of what was described as 'one of the most brutal incidents' in the teenage street wars of the period. One Saturday night August 1966 the Mod's arch rivals, the Sharpies, mobbed the disco for a 'fight to the finish', goading the Mods inside to come out and fight. Workers at Perlow Motors who were located next door at the former Exploration Hotel, came to the aid of the Mods but inspired a massive Sharpie reprisal,

who attacked Perlow workers and their premises. In response Perlow Motors asked police to reactivate the old bodgie squad or Special Uniform Branch of the 1950s as protection but their request was-rejected. Instead Melbourne tow-truck operators combined to repel the Sharpie gang⁶⁸. In the same period, the legendary Frank Traynor's jazz club operated nearby at the north-west corner of Exhibition and Little Lonsdale Streets, with other discotheques located further north in the city, all perpetuating the role of 'Little Lon' as an alternative place of entertainment for the well-informed, as staged in cheap rented buildings.

Rundle's Factory, 124-126 Little Lonsdale Street Melbourne 3000

History

This building is part of a building group located on Allotments 13-14 of Section 26, Parish of North Melbourne, and adjoining allotment 12. John Wollaston was the crown grantee of two blocks 12 & 13 sold in 1848-9, allotment 12 for £167 and allotment 13 for £164. Douglas Thomas Kilburn was the crown grantee of land surrounding this site in 1848-9: Allotments 14 & 15, Section 26.

Kilburn subdivided these two blocks, also creating Bennetts Lane.⁶⁹

James Loftus sold the lot to Patrick Casey in 1852 for £60, measuring 19 feet by 72 feet and terminating a right-of-way running east from Bennetts Lane. As with the adjoining Leitrim Hotel, Pat Casey shaved a slim margin off the west side of the lot to allow Martin Rooney to build a party wall for his first hotel cum shop in 1855. Casey mortgaged the property to James Quirk in 1862 for £100 which may indicate improvements. A series of mortgages followed involving Julia Casey into the 1880s when it was purchased by a building society for £50⁷⁰.

Patrick Casey's name was in the 1850s daily press in connection with a potentially stolen horse and dray

TEN POUNDS REWARD.-Stolen or Strayed from opposite the Newmarket lintel, Great Bourke...a

⁶⁸ Jill and Jeff Sparrow 2001. *Radical Melbourne*: 73 (Vulgar Press)-

^{*} This does not appear to be John Ramsden Wollaston (1791-1856), the Anglican archdeacon of Western Australia.

⁶⁹ Natica Schmider for National Trust of Australia (Vic) cites Land Victoria, Application search note 10,023.

⁷⁰ Land Victoria search note 19501

⁶⁶ Natica Schmider for National Trust of Australia (Vic) cites Land Victoria, Title Certificates Vol 5357 Fol 282, Vol 4386 Fol 076.

⁶⁷ Natica Schmider for National Trust of Australia (Vic) cites photo 'Little Lonsdale Street North, corner Exploration Lane', 1966, State Library of Victoria, Halla Collection.

Black Horse, branded B on near shoulder, O on near side neck, and a Wharf Dray... Ten pounds will be given, (stolen) on conviction, and Five Pound (If strayed) Apply to **PATRICK CASEY**, Little Lonsdale-street, near the Old Ship Inn⁷¹

However in 1858 Casey's wife met her death.

THOMAS JENNINGS, undertaker, 128 Queen-street.

THE friends of Mr. **PATRICK CASEY** are respectfully invited to follow the remains of his late wife to the place of interment, the New Cemetery (*later Melbourne General*). The funeral to move from his residence, 121 Little Lonsdale-street east, this day (Wednesday), 10th inst., at half-past 2 o'clock p.m.

Mrs Casey was also named in the press in the 1870s in a case of 'sudden death'.

A very sudden death occurred during Saturday night. A labourer named Cornelius Hourigan, living in Bennett's-lane, off Little Lonsdale street east, who had been drinking for the last seven or eight days, behaved in so strange a manner on Saturday evening that his wife was afraid to stop at home, and stayed during ' the night at the house of a neighbour, named **Julia Casey**. On starting for early mass in the morning, she asked Mrs. **Casey** to look in and see how Hourigan was, and on Mrs. **Casey** doing so, at about 9 o'clock, she found him lying dead on the floor of his bedroom with his clothes on. The man appeared to have been wandering about the house, and to have lain down on the floor, where he died. There were no marks of violence. An inquest will be held⁷².

The description of the property was (121) land 20' x 60' Brick house 6 rooms, stable & hay loft at back in the mid 1860s and remained much the same as this throughout the 19th century⁷³.

Julia Casey died in 1884 and this property was sold.

AUCTION THIS DAY

At Three O Clock On the Premises

121 Little Lonsdale Street East

CITY PROPERTY

Executor Sale

HELLICAR and CONNELL have received instructions from the executor under the will of the late Mrs Julia Casey to SELL by AUCTION, on the premises as above (by their auctioneer, John Connell),

Brick cottage property, known as 121 Little Lonsdale street east and occupied by Messrs Devine, Smith and Denison, producing a rental of about £60 per annum and having a frontage of 18ft. 7.1/2 in. by a depth of 72ft. to a right of way.

Buyers are requested to notice that this being an executor s sale the terms must be short, viz , quarter cash, balance within one month

Many years later and in another development era, the architect GW Vanheems designed a two-level brick factory for a Mrs Ruby & AJ Rundle in 1913, with the intended builder being Stahl Brothers⁷⁴. Ruby A. & J. Rundle were the rated owners for the first municipal listing in 1915, with the occupier as Pam (or Pon) Kee⁷⁵.

The factory appears to have been speculative, tapping into the demand for Chinese cabinet manufactories in the street. Occupants included the Chinese cabinet makers, Pon Kee (1915) and Lew Mon (1920) but by the mid 1920s the trend was turning towards other servicing outlets for central city businesses and activities such as retail showcasing, the theatre world and emerging motor-trade.

Changes were made in 1929 by Melbourne builder PJ Kent (also named as owner) when the building was used for storage. The drawings that described the proposed works were very basic, freehand pencil on thin paper⁷⁶. The ceilings were to be lined with fibrous plaster and the existing timber façade windows at ground level replaced with metal frames.

Mrs E Trenergy, show stand manufacturer, started a long tenure there that lasted into the 1950s⁷⁷.

GW Vanheems

Vanheems was well known in Catholic circles as a designer of many church buildings in the early 20th century (such as the convent for the Nuns of the Faithful Companions of Jesus at Benalla and chapel for the Jesuit Fathers in North Richmond) and as the Catholic Federation president in the 1920s⁷⁸. Perhaps his most prominent work was the completion of the spires of St. Patrick's Cathedral in the 1930s (Messrs. W. P. Conolly and G. W. Vanheems and others), with variations to the original design by W. W. Wardell⁷⁹. He was elected a Fellow of RVIA in the 1920s.

⁷⁴ Melbourne building application October 1913, 4428

⁷⁵ RB1915, 796

⁷⁶ MCC BA11931

⁷⁷ Sands & McDougall *Directory of Victoria* 1910-1955

⁷⁸ See *the Argus* Thursday 23 February 1922

⁷⁹ See *the Argus* Saturday 18 December 1937

⁷¹ *The Argus* Thursday 22 June 1854

⁷² *The Argus* 25 September 1871

⁷³ RB1865, 1154

His obituary in 1939 was as follows

Mr. G. W. **Vanheems**, a well-known city architect, collapsed and died, apparently from heart trouble, shortly after alighting from a motor-car at his home in (3) Grange road, Alphington, last night.

Mr. Vanheems was architect for many public buildings and Roman Catholic churches and schools. One of his most notable designs was the spire on St Ignatius's Church at Richmond. Associated with Mr. W. P. Conolly, he was commissioned to design the spires of St. Patrick's Cathedral, which have just been completed.

He was a son of the late Mr. Henry **Vanheems**, of Richmond, who was associated with Thomas Gaunt and Co. Mr. **Vanheems** was adjudicator for many debating competitions⁸⁰..

Leitrim Hotel (Former), 128 -130 Little Lonsdale Street Melbourne 3000

History

This building is part of a building group located on Allotments 13-14 of Section 26, Parish of North Melbourne, and adjoining allotment 12. John Wollaston was the crown grantee of two blocks 12 & 13 sold in 1848-9, allotment 12 for £167 and allotment 13 for £164. Douglas Thomas Kilburn was the crown grantee of land surrounding this site in 1848-9: Allotments 14 & 15, Section 26. Kilburn subdivided these two blocks, creating Bennetts Lane.⁸¹

Thomas Payne sold the 19 feet by 60 feet block to Frederick Mason in 1850 for £25. Mason resold to Benjamin Constable in 1851 for £41 but within two years Pat Casey had purchased the land for £200, indicative of the inflation brought on by the gold rush from 1851⁸². Casey applied to build a house in Little Lonsdale Street in 1852⁸³

By 1855 Martin Rooney has acquired the site for £835 with a building in place (a 4.1/2 inch or one brick width margin was allowed for on the east boundary); Casey signed the transmittal with his mark.

This was the site of an earlier Leitrim Hotel dating back to the 1860s. There was also a legendry

Leitrim Hotel in Dublin where, in 1850, one of two key meetings was held to express sympathy with the dismissed Orange magistrates in Ireland. The meeting at the **Leitrim Hotel** had Viscount Lorton in the chair, with the principal speakers being the Earls of Ennis-killen and Mays, the Lords Downes, Castlemaine and Dunsany among other notables⁸⁴. This historic event was well publicised in the Melbourne press at the time.

The Melbourne Leitrim Hotel was licensed to Martin Rooney in 1865⁸⁵ with one of the first mentions in the local press of the hotel being a 5s reward offered for a lost black and white speckled goat with a crumpled horn in 1866⁸⁶. In the following year Martin Rooney of the Leitrim Hotel offered another reward for a missing greyhound.

Martin Rooney had in fact been rated for a brick house of 4 rooms and a stable as far back as 1855 (then 119 Little Lonsdale St) but in subsequent valuations it had been a brick shop and only named as a hotel by the mid 1860s⁸⁷. Martin Rooney's funeral was announced in 1875, the procession leaving from the Leitrim Hotel⁸⁸. His widow, Elizabeth, remarried to Michael Clarke but was dead by 1878, leaving Martin junior⁸⁹.

The Irish flavour at the Leitrim Hotel had not waned by 1878 when the hotel was the organisational centre of the Hibernian Society's Sports, with advertisement -WANTED, VIOLINISTS for Reel and Jig Dancing⁹⁰. However by 1882 the hotel's license was in doubt when Patrick Dimeny's **Leitrim Hotel** was described as 'dilapidated and dirty' along with many others in the 'Little Lon' district.

Architect, H E Tolhurst designed a new nine-room brick Leitrim Hotel on the site for the Victoria Brewing Co. Ltd in late 1888. Jason Fraser of West Melbourne was the builder⁹¹. A 14 year lease of the hotel commenced in 1889 with an advance of £1400 by James and Alfred Nation to the estate of Rooney⁹².

⁸⁴ *The Argus* 19 February 1850

⁸⁵ State Library of Victoria Cole Collection: V1: 275 (b) as Leitrim

⁸⁶ *The Argus* 21 August 1866

⁸⁷ Melbourne Rate Books Gipps Ward 1855, 1356; 1857, 1339 shop; 1866, 1360 hotel

⁸⁸ *The Argus* 15 July 1873

⁸⁹ Land Victoria search note 51435

⁹⁰ *The Argus* 28 December 1878

⁹¹ Melbourne building application 30/11/1888, 3698

⁹² Land Victoria search note 51435; Gipps ward rate book 1888, 1106 £60 NAV, RB1889, 1092 NAV £120

⁸⁰ *The Argus* Friday 13 January 1939

⁸¹ Natica Schmider for National Trust of Australia (Vic) cites Land Victoria, Application search note 10,023.

⁸² Land Victoria search note 51435

⁸³ MCC Building Permit Application 1852: 207

The hotel was created in a development boom period only outdone in the city by the gold rush era of the 1850s:

In the City of Melbourne nine or ten new buildings per week were put up in the period 1885-90 ...⁹³

In the same year as the hotel reconstruction, Mrs Annie Edwards, wife of the hotel licensee William and daughter of William Devine, died at the hotel⁹⁴. Another death connected with the hotel was publicised in the Melbourne *Argus*.

SUICIDE IN A SHOOTING GALLERY.

The young man Lawrence Faber, who shot himself in the shooting gallery at the Eastern Market on Friday night, was 30 years of age, and a barman by occupation. He had latterly been drinking heavily, and had several times told his brother, Richard Faber, licensee of the **Leitrim Hotel**, Little Lonsdale-street, that he would shoot himself. On Friday he visited his brother, and said "Good-bye; I am going to shoot myself," but as he was drunk at the time his words were not seriously interpreted. Later in the evening he went to the Eastern Market, and having had 11 shots at a target, shot himself dead with the twelfth and last bullet his payment entitled him to. At an inquest held by Dr. Youl yesterday concerning the circumstances of his death, a verdict was returned of suicide whilst in a state of intoxication⁹⁵.

Another incident linked with the hotel saw a breach of the license and dubious conduct by the licensee, Pat Barnes, accused of sheltering criminals in 1896.

...before Mr. Buzolich, J.P., and Mr Thomas Learmonth, J P, the licensee of the **Leitrim Hotel**, Little Lonsdale street, Patrick Barnes, was summoned for permitting improper characters on his premises, and for wilfully delaying admission to the police on the 19th ult. On the first charge a fine of £2 was imposed. The second charge was withdrawn.⁹⁶

Other licensees included Richard Faber in the 1890s until 1906 when the leaseholder, Emil Resch, released it to the Carlton and Victoria Breweries who closed the hotel in December 1907. Resch had just purchased the mansion, Belmont and 4 acres in Studley Park Road, Kew⁹⁷.

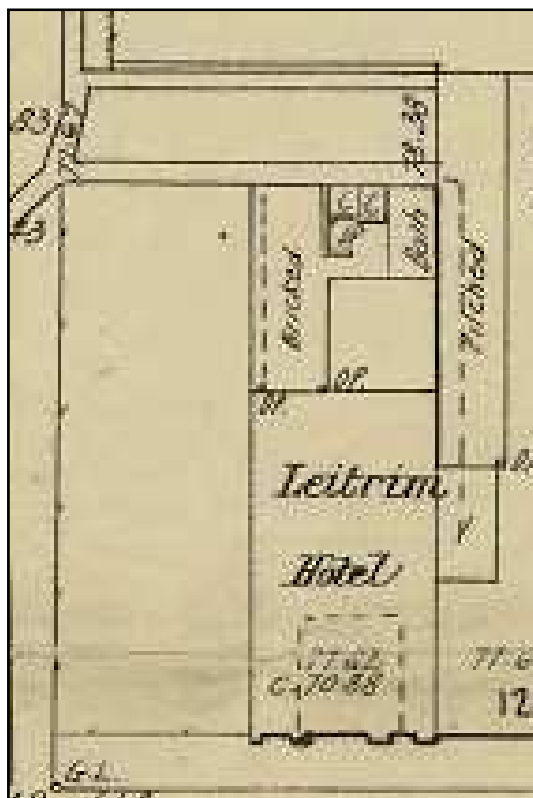


Figure 35 MMBW Detail Plan (part) 1896 showing hotel and dotted cellar with adjoining vacant lots

Like the Exploration Hotel (qv) the former Leitrim Hotel had been absorbed by factories. Chinese cabinet maker, Lim Wing War & Co occupied the old hotel from early this century into the 1920s⁹⁸, joining other Chinese who pursued similar occupations in the north eastern parts of Melbourne City.

The last of the Rooneys, Martin junior, died in 1949 and the old hotel was sold to George W Campbell for £3700.

A new concrete stair was added in 1952 by Carlton builder E Goette and Sons for George W Campbell. However it was in the 1980s that the most positive changes occurred with the building's conversion to offices, removing the concrete stair, rebuilding a timber stair, and restoration of the façade to designs by Graham H Jasper P/L, architect for Garan Properties. This was after plans by PDA Projects to convert it into a residence earlier in the 1980s.

⁹³ Lewis (ed)

⁹⁴ *The Argus* 31 March 1888

⁹⁵ *The Argus* 17 October 1893

⁹⁶ *The Argus* 1 August 1896

⁹⁷ *The Argus* 19 October 1906

⁹⁸ RB1915, 795



Figure 36 Rear elevation in 1986 with proposed new rear wing (MCC BA60692)

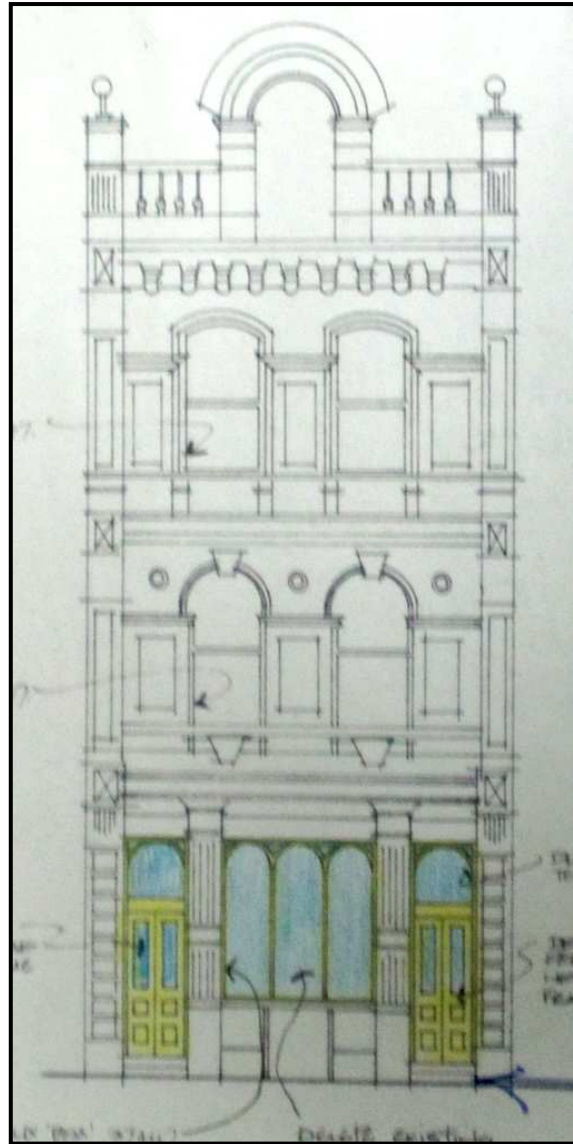


Figure 37 proposed façade restoration works in 1987 (MCC BA62970)

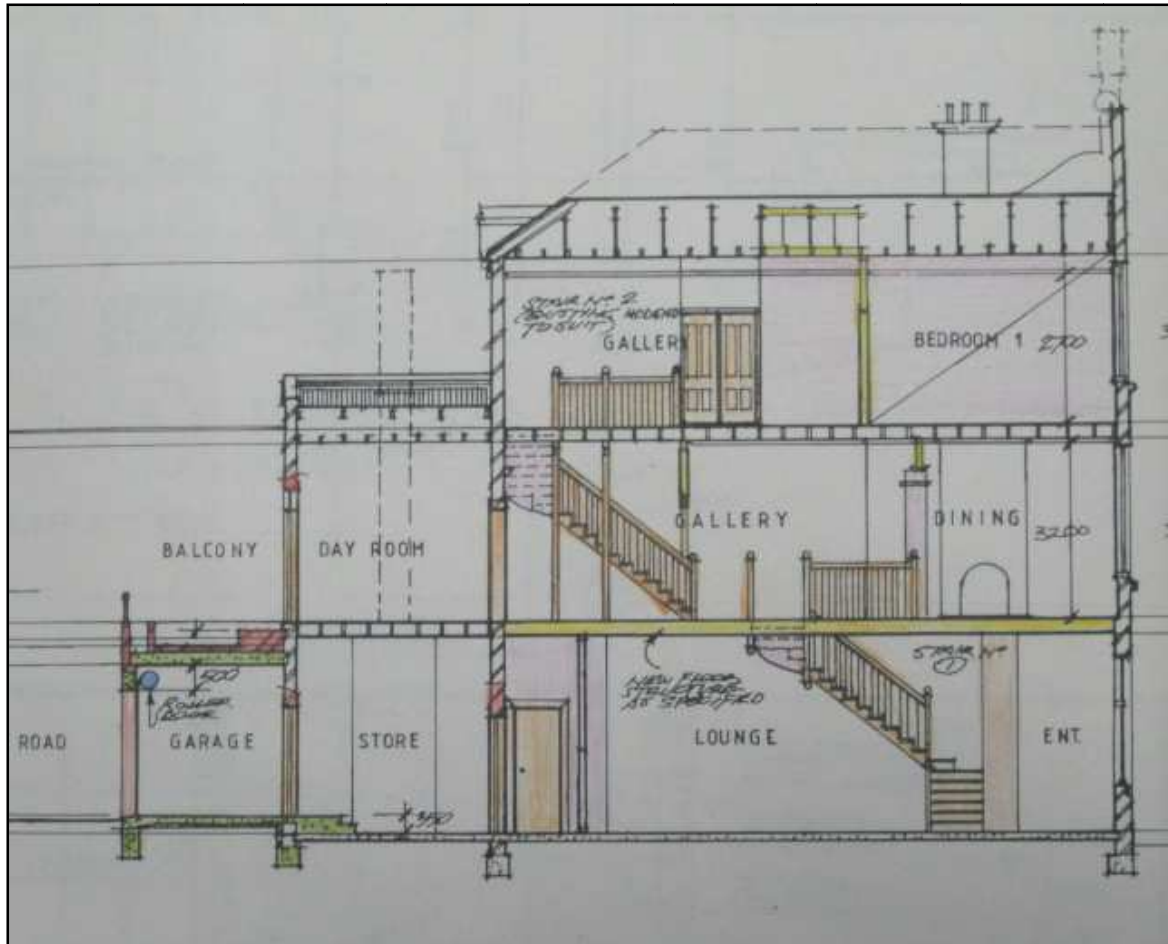


Figure 38 Section through former hotel showing rebuilt stair (MCC BA60692)

Henry Edmeades Tolhurst

The hotel's designer, Henry Tolhurst, enjoyed a private practice limited to the late 1880s until his death, given his 18 year long position as Town Clerk, Surveyor, Valuer, etc. at the Eaglehawk Borough. He resigned in 1884⁹⁹ and became the Surveyor of the Collingwood municipality (1880s). He was also acting as an architect and private surveyor by the late 1880s laying out the Yarra View Estate in Alphington, sold 1888¹⁰⁰. One of his cases as municipal building surveyor was indicative of the extent of intervention in building by local government in the Victorian-era.

Mr Tolhurst, city surveyor and building inspector of Collingwood, prosecuted 3 persons for breaches of the building regulations. The most serious case was for erecting a cornice of greater width than the supporting wall. Tolhurst stated that the cornice might topple. Mr Pitt, architect, corroborated this evidence¹⁰¹.

His link with the Leitrim Hotel coincides with involvement with other related brewery works: he called for prices for erection of new brewery for Shamrock Brewing and Malting Co. Ltd., at Collingwood (VIC) in 1890¹⁰², a bottling department with boiler and bottle washing houses for Foster Brewing Co., Collingwood, in 1894-5¹⁰³. This was the era when Foster's Lager was supplied to Australian soldiers who fought in the Boer War in South Africa from 1899. By 1907 Foster's joined with a number of small Melbourne breweries to become Carlton & United Breweries Proprietary Limited (CUB) and within 3-4 years Foster's Lager sales had increased by some 83.8 per cent¹⁰⁴.

There was also alterations to the 'Hall', in Smith Street Collingwood in 1891 (assumed the notable Foresters Hall- Court Perseverance 2727 at 64-66 Smith Street), the drying rooms and other buildings at the Victorian Heritage Register listed Convent of the Good Shepherd, Abbotsford 1891, the Convent of the Good Shepherd and Magdalen Asylum complex at South Melbourne in 1891-2; the South Yarra Fire Station design in 1894, villa,

Clarke Street, Abbotsford in 1895, the factory for Messrs. Davies and Pearce at Abbotsford in 1896¹⁰⁵, a factory and dwelling in Nicholson Street, North Fitzroy¹⁰⁶, and 2 shops in Johnston Street, Collingwood in 1899.

Henry Edmeades Tolhurst was approved by the Council to the status of Fellow of the Royal Victorian Institute of Architect in the 1890s¹⁰⁷. He designed the layout of the new cemetery at Springvale¹⁰⁸ and designed a church at Tooradin, Victoria c1900 but was dead by 1902¹⁰⁹.



Figure 39 Leitrim Hotel as part of a building group: Karl Halla` 1960 - 1970. Little Lonsdale Street between Russell Street and Exhibition Street (North Melbourne Library)

⁹⁹ *The Argus* 22 January 1884

¹⁰⁰ *The Argus* 14 September 1888

¹⁰¹ *The Argus* 21.2.1887, p 6

¹⁰² Australian Architectural Index: *Australasian Builder and Contractor's News* 3.5.1890 p 996

¹⁰³ Australian Architectural Index: *Australasian Builder and Contractor's News* 2.6.1894 p i.; *Australasian Builder and Contractor's News* 19.1.1895 p i

¹⁰⁴ Foster's web site (fosters.com.au/enjoy/beer/brand_heritage.htm) 2010

¹⁰⁵ Australian Architectural Index: *Building Engineering and Mining Journal* 1.2.1896 supplement 4, and others

¹⁰⁶ Australian Architectural Index: *Building Engineering and Mining Journal* 16.1.1900 sp

¹⁰⁷ Australian Architectural Index: *Royal Victorian Institute of Architects, minutes of Council*, 1890-1895, p 67

¹⁰⁸ Australian Architectural Index: *Building Engineering and Mining Journal* 11.1.1902, p 10

¹⁰⁹ Australian Architectural Index: *Building Engineering and Mining Journal* 7.7.1900 sp

Nathan's Warehouse, 132 Little Lonsdale Street, Melbourne 3000

History

This building is part of a building group located on Allotments 13-14 of Section 26, Parish of North Melbourne, and adjoining allotment 12. John Wollaston was the crown grantee of two blocks 12 & 13 sold in 1848-9, allotment 12 for £167 and allotment 13 for £164. Douglas Thomas Kilburn was the crown grantee of land surrounding this site in 1848-9: Allotments 14 & 15, Section 26. Kilburn subdivided these two blocks, also creating Bennetts Lane.¹¹⁰

Thomas Payne sold this corner lot to William Johnson in 1850 for £45/2/-, measuring around 20 feet by 60 feet and terminating at the rear on a right-of-way running east from Bennetts Lane. John Johnson applied to take down and rebuild a house here in 1856. Johnson sold to Hugh Ross in 1861 for £300 who sold in 1888 to Benjamin Nathan for £800.

In the 20th century, Ben Nathan junior sold the property to Lydia Wilkinson Davys in 1920 for £2000 with vendor finance of £1500. Lydia married in the next few years to become Mrs Fox: in 1925 she sold to David Lim Yun for £2700¹¹¹ who converted the title to Torrens in 1926.

The warehouse was erected for Benjamin Nathan junior to the design of architect, AH Fisher, in 1905-6; the builder was WF Holden of Armadale¹¹². Nathan junior was a principal in the later extensive network of Maple & Company furniture dealers. Fisher designed the Maples warehouse Chapel St, Prahran c1909.

Nathan had some dealings with the police around that time for opening his Clarendon Street shop out of hours, as a breach of the Factories and Shops Act. There was also a Maples Warehouse in Nicholson St, Footscray built at about the same time c1913 but more ornate¹¹³.

Another Nathan family member managed the Paterson's furniture retailer chain and also used Fisher designs, such as for the four-storey shop and furniture warehouse in Smith Street, Fitzroy, 1911¹¹⁴. His descendent Sir Maurice Nathan (also

Lord Mayor and chair of Melbourne's 1956 Olympic Civic Committee) was the managing director of Paterson's **furniture** stores over a long period and prominent in Melbourne's business and political affairs¹¹⁵.

Ah Goon Brothers & Company cabinetmakers were early occupiers of this warehouse around 1910¹¹⁶, among the many Chinese who plied that trade along Little Lonsdale Street. The connection with Maple's was presumably to supply the furniture retailer with cheap items for sale. This was then a major part of Melbourne's Chinatown but already in decline with the effects of the First War and the White Australia policy that was formalised by the new Commonwealth government who legislated to exclude non-Europeans (*Immigration Restriction Act, 1901*) using a dictation test in any European language chosen to ensure failure for non-Europeans. This policy of exclusion continued until the 1950s.

Ah Goon Brothers & Company sold the stock held at this building in 1915.

THURSDAY FEBRUARY 18.
(TO-MORROW.)
At Eleven O'clock.

At the Factory,
132 LITTLE LONSDALE STREET
(Rear Wesley Church),
UNRESERVED AUCTION SALE
Of
. CABINET-MAKER'S STOCK,
...
Comprising
Manufactured and Partly manufactured
FURNITURE,
And
LARGE STOCK of ASSORTED SEASONED
TIMBERS,
Mirrors, Tiles, Ironmongery, . Timber Racks,
F.P. Safe, 24 .x 18 x 18, and Sundries.

In the Assigned Estate of **Ah Shew**, Trading as **Ah Goon Bros**, and Co.,
Cabinet-makers.
By order of the Trustee
P J KENT, Esq., FCPA
Official Assignee and Public Accountant,
Prell's Buildings, 60 Queen Street. ' ON VIEW THIS
DAY', Two till Five.¹¹⁷

However a longer-term inhabitant of this warehouse was the firm Lim Wing War & Company cabinetmakers who used the building as a warehouse rather than a factory into the 1920s and intermittently after that. Architects Beaver & Purnell made changes to the rear of the building in 1920 for Mrs Davys care of the Block Arcade. Reynolds Brothers of Carlton were the

¹¹⁰ Natica Schmider for National Trust of Australia (Vic) cites Land Victoria, Application search note 10,023.

¹¹¹ Land Victoria, search note 46333

¹¹² Melbourne building application December 1905, 9817

¹¹³ See www.maribymong.vic.gov.au/Files/Volume_3_Industrial.pdf

¹¹⁴ Australian Architects Index: AH Fisher cite *Building* 12.10.1911,p 25

¹¹⁵ See Rachel Buchanan *The Home Front: Hostess, Housewife and Home in Olympic Melbourne, 1956*

¹¹⁶ Sands & McDougall *Directory of Victoria* 1905

¹¹⁷ *The Argus* 17 February 1915

builders of what was primarily a timber framed rear escape stair (since replaced).

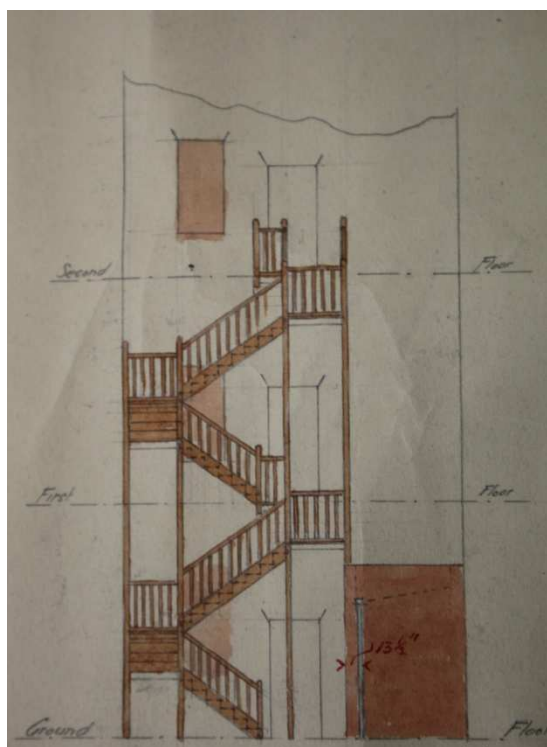


Figure 40 Beaver & Purnell, Rear 132 Lt Lonsdale St 1920 (MCC Building Application at VPRO)

As was the case with the rest of the street the Chinese gave way to other uses by the 1920s with Riddell & Preece theatre furnishings and upholsterers there in the mid 1920s with periods of vacancy following in the Great Depression era. Lim Wing War & Company cabinetmakers returned briefly in the mid 1930s but by the late 1930s Roy Silver engineer started another trend of increasing motor trade servicing around the edge of the City, joining Perlow Motors who occupied the former Exploration Hotel.

By 1950 the building experienced a change of pace with Horn & Company indenters, Rex Hardware, KM Bagenow art restorer, and Your Expert Service button coverers all in the one building¹¹⁸.

Plumbers, JE Foulis P/L were there in the 1980s and commissioned a new metal escape stair at the rear. The internal stair remained as alternative means of escape¹¹⁹.

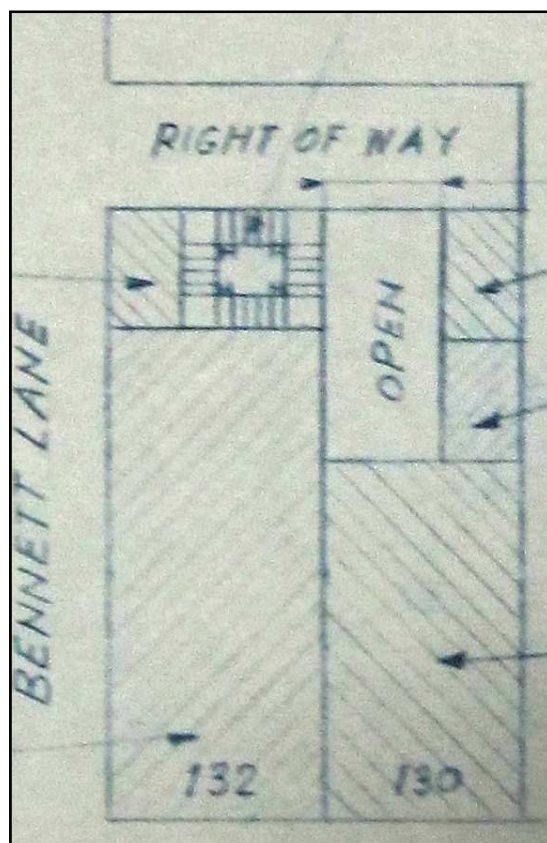


Figure 41 132 Lt Lonsdale St proposed stair 1980 (MCC BA51803)

AH Fisher

Fisher's works included (also Fisher & Backhouse.) Foresters Hall and shops Chapel St., Prahran 1891; concert stage at the Cyclorama Rotunda, Melbourne 1892; second prize for Head Station of Metropolitan Fire Brigade, Victoria Parade, Melbourne; fire station for Metropolitan Fire Brigades Board, North Carlton, both 1892; Fire Brigades Station at Williamstown, Victoria in 1893; fire brigade station at Brighton 1894; Maples warehouse (Nathan) Chapel St, Prahran 1909; factory at Prahran for O.T. Limited 1911; four-storey shop and furniture warehouse in Smith Street, Fitzroy, for Messrs. Patersons, 1911;

Victorian & Edwardian-Era Hotel, Residential and Commercial Group 116-132 Little Lonsdale Street, Melbourne 3000

History

This building group is located on Allotments 13-14 of Section 26, Parish of North Melbourne, and

¹¹⁸ Sands & McDougall *Directory of Victoria* 1910-1950

¹¹⁹ MCC BA51803

adjoining allotment 12. John Wollaston^{*} was the crown grantee of two blocks 12 & 13 sold in 1848-9, allotment 12 for £167 and allotment 13 for £164. Douglas Thomas Kilburn was the Crown Grantee of land surrounding this site in 1848-9: Allotments 14 & 15, Section 26. Kilburn subdivided these two blocks, also creating Bennetts Lane.¹²⁰

The group consists of the following contributory buildings.

Number	Name	Date
116-118	Exploration Hotel, former	1862
120-122	Row Houses (120-122), boarding house (120)	1870
128-130	Leitrim Hotel, former	1888
132	Nathan's Warehouse	1906

The warehouse at 124-126 Little Lonsdale Street (1914) although from the Edwardian-era and built for an associated factory workshop use, has been altered such that it provides only a related scale, general form and siting.

The Exploration Hotel at 116-118 Little Lonsdale Street reflects the initial development period of the streetscape, with the adjoining 120-122 Little Lonsdale Street being rebuilt in the mid Victorian-era but having had a long relationship with the old hotel as a boarding house overflow for its accommodation. These two buildings relate well historically and architecturally as core elements in the infamous 'Little Lon' district during its heyday.

The Leitrim Hotel (1888) perpetuated one of the key uses that thrived in the early 'Little Lon' development period, as a boom-era reconstruction of a hotel from the beginning of that era.

Parts of the group reflect the later Edwardian-era period of warehousing and manufacturing growth for the central Melbourne furniture retail businesses, including the era when Chinatown and Chinese cabinet making covered this part of Melbourne.

The two historically significant development periods of this part of Melbourne, the 'Little Lon' era of the 1850s-80s and the greater Chinatown of 1890s-1920s, are well expressed in this group.

^{*} This does not appear to be John Ramsden Wollaston (1791-1856), the Anglican archdeacon of Western Australia.

¹²⁰ Natica Schmider for National Trust of Australia (Vic) cites Land Victoria, Application search note 10,023.

Appendix 7: Assessment criteria used in this report

Planning and Environment Act - heritage values and thresholds

Section 4(1)(d) of the *Planning and Environment Act 1987* lists the following heritage values for use in heritage assessment within the Shire Planning Scheme:

- scientific,
- aesthetic,
- architectural or
- historical interest or
- other special value (includes social or spiritual interest.)

The thresholds applied in any assessment of significance are:

- State Significance and
- Local Significance.

Local Significance includes those places that are important to a particular community or locality.

Assessment criteria used in this report

This Report uses the above heritage values, as assessed under the National Estate Register criteria, and as guided by the *Application Guidelines* 1990 (Australian Heritage Commission).

The National Estate Register criteria consist of eight criteria that cover *social, aesthetic, scientific, and historic* values for future generations as well as for the present community.

The criteria for addition to the National Estate Register (NER), as evolved by the Australian Heritage Commission, have been used nationally in heritage assessment over a long period and have become the de-facto standard in Heritage Victoria study briefs (see also *Applying the Heritage Overlay VPP Practice Note*).

Inclusion of places in the National Estate Register (NER) is based on meeting at least one of the criteria. Places are assessed within the context formed by comparison, under the criteria headings, with other similar places in a defined, typically geographic area.

National Estate Register

The National Estate Register is a Commonwealth statutory list of natural, indigenous and historic heritage places throughout Australia. Following

amendments to the *Australian Heritage Council Act 2003*, additions or changes to the National Estate Register (NER) ceased 19 February 2007. The National Estate Register will have a statutory role until February 2012, guiding the Minister for the Environment, Heritage and the Arts (the Minister) when making some decisions under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This transition period also allows states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers where necessary and to amend any legislation that refers to the National Estate Register. The NER will be maintained after this time on a non-statutory basis as a publicly available archive¹²¹.

Burra Charter

In addition to the National Estate Register criteria, the ICOMOS *Burra Charter* sets out broad heritage assessment considerations. The *Burra Charter* 1999 (1.2) defines *Cultural significance* as aesthetic, historic, scientific, social or spiritual value for *past, present or future generations*, adding an extra cultural group (or groups) to qualify the significance of the place when compared with the NER criteria's present or future generations. Cultural significance is defined as embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

The *Local Government Heritage Guidelines* 1991 added Architectural Value to the above values, under the Aesthetic Value heading.

National Estate Register criteria summary

The National Estate Register sub-criteria used are identified by their alpha-numeric code and briefly described broadly as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation of the place
- D.2 good example of a recognised type

¹²¹ See <http://www.environment.gov.au/heritage/places/rne/index.html>

E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style

F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1

G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place

H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

Application of the NER criteria

The table below sets out the relevant National Estate Register (NER) criteria and the relevant Application Guideline in column 1. In the second column is the interpretation used in this report of how that National Estate Register criterion is relevant in the context of the assessment at the local level.

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this report
<p>HISTORIC VALUE</p> <p>A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community</p> <p><i>Explanatory notes</i> This criterion applies where the contribution of an event, development or phase to the broad patterns of Australian history or prehistory can be clearly demonstrated, or where the place epitomises elements of those patterns.</p> <p><i>Inclusion guidelines</i> Places associated with events or developments which contributed to or reflect long-term changes in prehistory or history.</p> <p>Places representing 'landmark' cultural phases in the evolving pattern of prehistory and history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in Australia.</p> <p>A place eligible for its history of science associations must have a strong connection with the work of a historically significant scientific figure or with a historically significant scientific exploration/undertaking, or methodological development.</p> <p><i>Exclusion guidelines</i> Places which do not demonstrate a particular contribution to, or allow an understanding of, the broad evolutionary patterns of Australia's natural history, prehistory or history.</p> <p>Places where claimed associations with events, development or phases cannot be verified.</p> <p>Places are not eligible if they have been altered so that the aspects of the environment important to the association have been seriously degraded.</p>	<p>The contribution a place might make to the public understanding of the historical development of the localities and the Shire.</p> <p>The property must reflect closely the period in which it was created and the associated phase of historical development in the Shire.</p>
<p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.</p> <p><i>Explanatory notes</i> This criterion applies particularly to places which characterise past</p>	<ul style="list-style-type: none"> • Rarity within an established cultural phase; • Rarity because of great age and the

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this report
<p>human activities which are rare, endangered or uncommon by virtue of their being:</p> <ul style="list-style-type: none"> • few in number originally; • few in number due to subsequent destruction; • susceptible to rapid depletion due to changed practices or other threats; or • outstanding example of uncommon human activity. <p>Inclusion guidelines Scarcity may be the result of historical process (i.e. few of such places were ever made) or of subsequent destruction or decay. However, rarity must be demonstrated to be more than simply absence of survey information.</p> <p>Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity.</p> <p>Rarity at a regional or State level must be assessed in the context of its distribution and abundance in other regions or States. Rarity in one location when compared with abundance in another may or may not give the place national estate significance, depending on the cultural context.</p> <p>Exclusion guidelines Rarity at local, regional or State level does not necessarily confer national estate value, unless such rarity has particular cultural significance.</p> <p>Places deemed to be uncommon due to lack of research/survey may subsequently be found not to be eligible under this criterion. Evidence of rarity will normally be required.</p>	<p>small number of surviving places representing an early phase for the region or locality;</p> <ul style="list-style-type: none"> • Rarity because of the use of uncommon building materials, such as carved and dressed stone, which represent a now rare skill of execution within a recognised vernacular or style for the region or locality; • Rarity as an unusual combination of linked types (say garden and house design) within an established style or vernacular (i.e. Arts and Crafts design)..
<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, design or technique).</p> <p>Explanatory notes A place must clearly represent the period, method of construction, techniques, way of life, etc of its Type... as determined by comparison of the place to its Type as a whole, analysing such factors as:</p> <ul style="list-style-type: none"> • Condition and integrity, including consideration of minimum area for long term viability; • Abundance and distribution of the Type; • Degree of homogeneity or variability of the Type over its range. • The presence of unusual factors (which may be assessable against other criteria) may be relevant in determining significance under this criterion. <p>Scope Historic Places representative of the diversity of historic places, both by Type and by region.</p> <p>Inclusion A place may be entered in the register for its representative value if one or more of the following apply:</p> <ul style="list-style-type: none"> • It can be regarded as a particularly good example of its Type, or a significant variant of the Type equally well; • It is one of a number of similar places which are all good 	<p>The use in this report has been aimed at:</p> <ul style="list-style-type: none"> • a Type of building design, or • Type of building use, as qualified by the style name and the use definition (medium sized 19th century suburban villa, tennis club pavilion, stylistic representative). <p>The place had to clearly represent the period, method of construction, techniques, way of life, etc involved with the defined Type... as determined by comparison of the place to other examples of its Type in terms of condition and most importantly, integrity.</p> <p>Relative high integrity within a recognised Type was a prerequisite for significance under this criterion, the high</p>

<p>examples of the Type, but has a higher national estate value by virtue of its integrity, condition, association with other significant places or setting;</p> <ul style="list-style-type: none"> • It is part of a group of places which collectively include a range of variation within the Type; • It represents the seminal or optimal development of the Type. <p>Exclusion A place may not be eligible under this criterion if it is not representative of the characteristics which make up the established Type</p>	<p>integrity (compared to others of the Type) yielding the most visual information about the physical appearance of the type and hence its understanding within the overall scope of cultural Types That the Type should be recognised culturally is the main factor, the significance of the Type itself under other criterion (such as A4) being a consideration.</p>
<p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community. Explanatory notes The aesthetic values of the place must be able to be assessed with sufficient rigor to allow the basis for registration to be stated clearly. Inclusion guidelines A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (e.g. a place which epitomises the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.</p> <p>The values of landscapes, townscapes and streetscapes must be demonstrated using accepted standards of assessment in those fields. Places which contribute to such values in a wider area might also be eligible. Exclusion guidelines A place is not eligible if the design concepts or aesthetic ideals are not expressed in a way that is better than that of other places within its Type, i.e. if it is not outstanding.</p> <p>A place is not eligible simply because it is the work of a highly regarded architect, artist or engineer. It must be outstanding for aesthetic reasons.</p>	<p>Used to denote a successful design within a recognized style, within the accepted community stylistic framework. Recognition in established architectural magazines or by professional criticism adds another facet to the significance, that of recognition by a community group.</p> <ul style="list-style-type: none"> • The place expresses a particular concept of design, epitomizing the design principles of an architectural style, landscape ideal, or • because of its aesthetic characteristics, is held in high esteem by the community (as demonstrated by inclusion in a national architecturally based periodical, recognition by the National Trust of Australia (Vic) or within a professional assessment). • To be eligible, the place must have a high degree of integrity to a major or key design phase.
<p>F.1 Importance for its technical, native, design or artistic excellence innovation or achievement Explanatory notes Creative or technical achievement can mean artistic excellence or technical excellence, innovation or achievement in many fields. Such achievements can only be judged by comparison with contemporary and subsequent developments in the same fields. Some creative or technical achievement may be apparent in virtually any type of humanly created or influenced place or structure. Inclusion guidelines</p>	<p>Used to denote a design that is considered now to be an early or successful or innovatory creation, potentially within the framework of a recognized style: this does not include popular recognition at the time of creation as in Criterion E as a good example of a style.</p>

<p>A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated</p> <p>Exclusion guidelines A place is not eligible simply because it is work of a highly regarded architect, or engineer. It must be outstanding for creative or technical reasons.</p>	<p>Technical significance can be expressed by similar innovatory achievement outside aesthetic achievement.</p>
<p>G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.</p> <p>Explanatory notes This criterion applies to natural, semi-natural, Aboriginal and historic places which the community holds in special and high regard. The community attachment to the place must be demonstrable, enduring, broadly-based and out of the ordinary. Such long-term special regard may be based on associations of a religious, social, recreational or community history nature.</p> <p>The value of a place to a very small section of the community (e.g. a voluntary conservation organisation, a church parish council, Aboriginal Land Council) may not in itself be sufficient to demonstrate national estate significance, unless a much wider part of the community accepts that such associations have wider cultural significance. Such special associations must be demonstrated not assumed.</p> <p>Scope The nature of the community regard might include: °religious or spiritual associations, including Aboriginal sacred sites and burial sites; °community history landmarks and places of special value; ° traditional or special educational value; °landscape or townscape associations critical to a community's sense of place or of community.</p> <p>Such associations exist in relation to Aboriginal, historic and natural places. Inclusion guidelines Places which are held in high esteem by the Australian community or a segment of it, that esteem being demonstrated and special. The value to the community must be beyond normal regard felt by a community for its familiar surroundings. It is necessary to demonstrate that the strong association between a community and a place is of a social or cultural nature, and not simply a local assessment of some other value more correctly assessed against another criterion (e.g. historical association, rarity of Type, endangered species, etc).</p> <p>A place is eligible that has spiritual, religious or symbolic significance to at least a small group of Aboriginal people, that has been nominated by, or with the approval of, a local Aboriginal group, and where there is anthropological or historic evidence that the place has been, or is, of considerable significance to that group.</p> <p>Exclusion guidelines</p>	<p>As for guideline.</p>

<p>Places where community concern or regard is: °not clearly demonstrated as being held by a community; or °not held very strongly by an identifiable group within the community. The association between a group within the community and a place may not be accepted as significant by any other section of the community, and may therefore not be eligible. A place for which there is a strong local regard on the grounds of the place's value within other criteria (e.g. its historical, archaeological, architectural, botanical or faunal importance) will be assessed within the relevant criteria before its social value is considered, as the outcome of that assessment may alter long-term community feeling about the place. Examples of places which are or might be registered using this criterion ... Historic °Sydney Harbour Bridge (NSW) - valued by Sydneysiders as central to their sense of place. °Melbourne Botanic Gardens (Vic.) - important cultural, educational and recreational site. °Shrine of Remembrance (Vic.) - central memorial to war dead. °Explorer's Tree, Katoomba (NSW) - valued widely in the community despite its doubtful historical authenticity.</p>	
<p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region (or locality¹²²). <i>Explanatory notes</i> The individuals might be important in the arts, sciences, politics, public life and many other areas of the life of the nation and its history. The association should be with the person's productive life only, unless there are few other places available which illustrate the person's contribution, or unless their formative or declining years are of particular importance to their contribution. This applies to birthplaces and graves as well. The length of association of person and place is usually important¹²³, especially if the association has been transitory or incidental, or if other places exist with longer and more meaningful associations. The association of the place with a particularly important and short-term event affecting the person may be one of the exceptions to this condition. The extent to which the association affected the fabric of the place, and the extent to which the place affected the person or events associated with the person, can be important. This criterion also applies to places which have been used by historically important scientists. The scientists may be important for their continuing standing in their disciplines or for their importance in Australian scientific history generally. For example, a number of pioneering Australian scientists were better known as explorers, e.g. Leichhardt, Cunningham. In view of this perception, places identified with such historic figures will usually be significant against Criterion A4. <i>Inclusion guidelines</i></p>	<p>The importance or prominence of the associated person must extend within a defined locality such as Eltham or across more than one locality (Shire or as defined) to extend to a defined 'region' or group of localities. Association with the noted designer has been on the basis of it being a key example of his/her work, not an incidental or minor commission. The historical association with residents or owners (including designers if they have this status) is taken on the basis of:</p> <ul style="list-style-type: none"> • them commissioning the design, this being a key indication of the person's tastes and public status, or • a long term occupation (not an incidental or <i>fortuitous</i> association) in a period when they were active in their prescribed field.

¹²² my inclusion

¹²³ my bold

<p>The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of person with place established clearly in a similar way.</p> <p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be registered because a different combination of criteria are satisfied, e.g. Criteria A4, B.2, D.2, E, F.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p> <p>For a place to be eligible for its association with a prominent scientist:</p> <ul style="list-style-type: none">• the importance of the scientist must be established, scientifically or historically;• the place must have a clear, direct and important link to the work of that scientist; it cannot be simply a campsite or collecting locality. <p>The scientist may be an amateur naturalist, providing that person does have a confirmed historical standing.</p> <p>Exclusion guidelines</p> <p>A place is not eligible if it associated with relatively undistinguished persons within a given theme, or a person whose importance did not extend beyond the local context.</p> <p>A place is not eligible if the association with the prominent person is tenuous or unsubstantiated.</p> <p>A building is not eligible simply because it was designed by a prominent architect.</p> <p>A place is not eligible simply because a prominent scientist worked there.</p> <p>In general, brief, transitory or incidental association of person and place, for which there is little surviving direct evidence, would not make a place eligible for the Register.</p>	<p>What the fabric may tell you of the person may be simply that the house fits your preconceptions of the person but, even if this is so, it is still vital evidence of the lifestyle of the person, whether predictable or not.</p>
---	---

Appendix 8: Edwardian-era warehouses in the Melbourne CAD Conservation Study 1985

The following examples come from the CAD Conservation Study 1985 database as identified or surmised warehouse use from the date range of c1895-1915. These examples can be used for comparison with the warehouse at 132 Little Lonsdale Street.

STREET	NUMBER	NAME	ARCHITECT	Date	VALUE (A-F)	STREET SCAPE (1-3)	BUILDER	OWNER
A'Beckett Street	056			1905c	D			
A'Beckett Street	106-116		Wight, G ?	1907	D		Wright, James	Hoffman, William (Trustees)
Bourke Street	100-116			1910c	E			
Bourke Street	561-563	Abrahams, Former Gollin Building	D'Ebro, Charles	1902	A	3	Langford, Clements	Gollin & Co
Bourke Street	640-652	Eliza Tinsley Building, former		1905c	C	2		
Bourke Street	654-664	Sunshine Building	Sydney Smith Ogg & Serpell	1914	C	2		Dalgety & Co
Drewery Place	022			1910c	D *	3		
Elizabeth Street	059-065	Brooks Chambers	Inskip & Kemp	1911	B	2	Langford, Clements	Brooks, Henry
Elizabeth Street	478			1905c	E			
Elizabeth Street	490-494			1905c	E			
Flinders Lane	031-035			1910c	D	3		
Flinders Lane	049-053			1905c	D	3		
Flinders Lane	087-089			1910c	D			
Flinders Lane	095-101			1905c	D	3		
Flinders Lane	125-127	Higson Building	Billing Peck & Kemter	1912	B	2	Bade & Co.	Higson, John & Sons
Flinders Lane	133-135			1910c	D *	3		
Flinders Lane	145-149	Metcalfe Building	Tompkins, H W & F B	1902	A	2	Massey, W	Metcalfe, J Harvey
Flinders Lane	161-163			1910c	C	3		
Flinders Lane	164-170	Richard Allen & Sons P/L	Bates Peebles & Smart ?	1910c	C	3		Allen, Richard & Sons P/L
Flinders Lane	167-173		King, R M & Stainsley	1901	B	2	McDonald, R	Kornblum & Co
Flinders Lane	179-181		Pitt, William	1911	C	2	McDonald, R	Allee, John (trustees of)
Flinders Lane	189-195		Tompkins, H W & F B	1906	C	2	Armstrong, Stephen	Ball & Welch
Flinders Lane	234-236	Manchester House	Bates Peebles & Smart	1912	B	2	Taylor, J R	Jury, George A
Flinders Lane	241-243	Bible Society	Stapley, Frank	1898	D	1	Stockdale, R.	Edgerton, Mr. Chas
Flinders Lane	253-255		Oakden, Percy	1900	B	1	Langford, Clements	Borsdorff & Co.
Flinders Lane	257-265		Reed Smart & Tappin	1899	B	1	Christopherson & Brown	Stevenson & Son Ltd.
Flinders Lane	267-275	Lane Building, The		1899	C	1		
Flinders Lane	277-279	Tomasetti Building, former Desgraves Mill	Hyndman & Bates	1905	A	1	Ratcliff, E H M	Harper, Robert

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	ARCHITECT	Date	VALUE (A-F)	STREET SCAPE (1-3)	BUILDER	OWNER
Flinders Lane	301-311	Reliance House	Barnet, Nahum	1914	D	2	Shillabeer, F E	Connibere Grieve & Connibere
Flinders Lane	308		Barnet, Nahum?	1909 ?	C	2		Connibere Grieve & Connibere ?
Flinders Lane	333	Boydex House	Tompkins, H W & F B	1912	C	2	Carter, John	Doery & Tilley
Flinders Lane	341-347	Reid House(rear)	Bates Peebles & Smart	1909	C	2	Langford, Clements	Reid, Robert & Co.
Flinders Street	292-298	Rocke Tompsitt Building, former		1908	C			Rocke Tompsitt & Co.
Flinders Street	334-340	Robert Reid & Co Building	Bates Peebles & Smart	1909	D	2	Langford, Clements	Reid, Robert & Co
Franklin Street	096-102	Stramit Building		1895c	C			
Franklin Street	132-140	OPSM Building		1899c	D	3		
Guildford Lane	016-018			1912c	D	2		
Guildford Lane	032-034			1909	D	2	Langford, Clements	Langford, Clements
Highlander Lane	010-014		Davies, W	1907	D	3	Doyle, Patrick J	Doyle, Patrick J
Hosier Lane	007-009			1900c	E			
King Street	026-032		Beaver, J G	1911	D	2	Langford, Clements	Wood, Charles
Knox Place East	-			1910c	D *	3		
La Trobe Street	113			1910	D			
La Trobe Street	488-494	Glenwill Building		1912c?	C			Malloy & Co
La Trobe Street	491-495			1905c	E			
Little Bourke Street	040-044			1910c	D	2		
Little Bourke Street	093-097	Tye & Company Furniture Warehouse (facade)	Stapley, Frank	1907	C		Peters & Hetherington	Tye & Co.
Little Bourke Street	107-109	Shops & Residences	Barnet, Nahum	1903-4	B/C	2	Atkinson, J.W.	Cheong, L.H.
Little Bourke Street	286-288			1911	D*	2		
Little Bourke Street	398-400			1900c	D	3		
Little Bourke Street	609-623	Eliza Tinsley Machinery Store, former		1905c	C	3		Tinsley, Eliza
Little Bourke Street	629-631	Younghusband Wool Warehouse		1895c	C	3		
Little Collins Street	166-168	Georges Hostess Store	Pitt, William ?	1908	E			
Little La Trobe Street	059-063		Henderson, Anketell	1903c	D*			Payne, John F
Little Lonsdale Street	111			1913	D	3		
Little Lonsdale Street	132		Fisher, A H	1906	D	2	Holden, W F	Nathan, Ben
Little Lonsdale Street	144			1910c	D *	3		
Little Lonsdale Street	198-200		Burke, J E	1905	B	1	Sewell, F B	Cavanagh, Miss (Trust Fund)

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	ARCHITECT	Date	VALUE (A-F)	STREET SCAPE (1-3)	BUILDER	OWNER
Little Lonsdale Street	202		Burke, J E	1905c	B	1	Pontin, Mr. A.	Pontin, A
Little Lonsdale Street	218-224			1908	D	2	Enticott, John	Enticott, John
Little Lonsdale Street	312-320	Keep & Co. Warehouse, former		1900c	D			Keep & Co.
Little Lonsdale Street	523-525			1899	B			Heymanson, J & Wrigley, E
Lonsdale Street	115	Blakely & Co. Warehouse		1905c ?	C	3		Blakeley, W H & Co Sawmakers & Importers
Lonsdale Street	117-121	Taxi Cab Company Pty Ltd Motor Garage		1910c	B	3		Steinfeld, Paul & Robert Leather Merchant
Lonsdale Street	270			1910c	D			
Lonsdale Street	612	Reidy Building		1911c	B			Tait, A.
Patrick Street	022-026			1905c	C	2		
Queen Street	217-219		Barnet, Nahum?	1907	C	3		
Queen Street	365-371			1910c	D	3		
Rankins Lane	002-004			1905c	D	2		
Rankins Lane	006-008			1910c	D	2		
Russell Street	258-262			1907	D	3		Beaumont Trust
Somerset Place	013			1910c	D	3		
Somerset Place	015			1900c	D	3		
Somerset Place	029-031	Nicholsons Warehouse		1900c	D	3		
Swanston Street	459-469			1905c	D			
Waratah Place	011-015	Warehouse		1905c	D*	3		
Warburton Lane	012			1905c	D *	3		

Appendix 9: Edwardian and Victorian-era Building groups identified in the Melbourne CAD Conservation Study 1985

The following streetscape examples come from the CAD Conservation Study 1985 database as examples that might be used for comparison with the group at 116-132 Little Lonsdale Street

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
A'Beckett Street	061-069	McClure & Valentine Warehouse, former	Wareho use		1871	B	2		McClure and Valentine
A'Beckett Street	071-073	Glass Warehouse, now Victorian Spiritualists Union	Wareho use		1854	A	2	Glass, Hugh	Glass, Hugh
A'Beckett Street	217-219	Gill Memorial Home for Men; former tobacco factory	Factory	Barnet, Nahum	1889	B	2	Smith & Upton	Moss White & Co
Bank Place	004	Charter House	Offices		1907	C	2		
Bank Place	012-016	Savage Club			1884-85	B	2		Imperial Insurance Co.
Bank Place	018-020		Offices	Tunbridge & Tunbridge	1906	B	2	Langford, Clements	National Mutual Life Co.
Bank Place	019	Bank House, former	Printing Office	Barnet, Nahum	1903	D	2		
Bourke Street	054-062	Crossley Building	Retail, Residential		1848-9	B	2		Crossley, Henry
Bourke Street	065-073	YMCA, now Salvation Army Temple	Resident ial, Welfare	Billing & Sons and Oakden, Addison & Kemp	1890	A	2		Young Men's Christian Association
Bourke Street	066-070		Retail, Residential		1865c	D	2		
Bourke Street	072-074		Retail, Residential		1860c	D	2		
Bourke Street	075-077		Retail, Residence		1880c	D	2		
Bourke Street	078-080	Cafe Florentino, (exterior)	Retail, Residential		1860-	D	2		
Bourke Street	082		Retail, Residential		1853-	D	2		
Bourke Street	088-090	Australian & New Zealand Banking Co., Former London Chartered	Bank	Terry, Leonard	1870-71	B	2		London Chartered Bank of Australia
Bourke Street	094-098	Rutter-Long Chemist Shop, Shops & Residences	Retail, Chemist		1853-	B	2	Metcalfe, James	Long, Daniel R chemist
Bourke Street	274-278		Retail, Residential	Unknown	1859-	C	2		Roycroft, Mrs W
Bourke Street	280-282	Francis & Co. Chemists, former	Retail	Barnet, Nahum	1913	C	1	Luff, C O & Co	Francis & Co
Bourke	284-288	Roughton	Retail	Barnet, Nahum	1914	B	1	Reinforced	Burton, Ellen

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Street		Buildings, former						Concrete Const. Co	
Bourke Street	288-292	Sutton Pty Ltd, former	Retail Store	Unknown	1902	C	1		
Bourke Street	298-304	Buckley and Nunn Emporium, former	Retail	Bates Peebles & Smart	1911- 12	B	2	Palmer, Arthur	Buckley & Nunn Ltd
Bourke Street	306-312	Buckley & Nunn Emporium	Retail	Bates Peebles & Smart	1911	C	2		Buckley & Nunn Ltd
Bourke Street	621-629	Bourke Street West Police Station	Police Barracks	Bastow, Henry PWD Chief Architect	1888	B	2	Public Works Department	Victorian Colonial Govt.
Bourke Street	631-653	St. Augustine Church	Church	Kelly, Thomas A	1870-	A	2	Reid & Stewart	Catholic Church
Bourke Street	640-652	Eliza Tinsley Building, former	Wareho use, Offices		1905c	C	2		
Bourke Street	654-664	Sunshine Building	Garage, Wareho use	Sydney Smith Ogg & Serpell	1914	C	2		Dalgety & Co
Bourke Street	661-667		Wareho use		1877..	D*	2		McLean Brothers & Rigg
Bourke Street	666-668	Curtain's Woolstore	Wareho use, wool	Flanagan, J.	1879	C	2	Martin & Peacock	Shelton Trust
Bourke Street	669-675	Melbourne Tramway & Omnibus Co. Building	Offices	Twentyman & Askew	1890	B	2	Machin, Thomas	Melbourne Tramways & Omnibus Co.
Collins Street	005-007		Resident ial, Surgery		1884	B	1		Rolfe, George
Collins Street	008	Portland House	Residen ces, Surgery		1873	B	1	Treeby, J	Miller, Henry
Collins Street	009	Grosvenor Chambers	Studios	Oakden Addison & Kemp	1888	A	1	Davison, William J.P.	Paterson, Charles Stewart
Collins Street	014-016	Chanonry	Offices	Bates Peebles & Smart	1912- 13	B	1	Henningson, H	Stenhouse, Andrew
Collins Street	036-050	Melbourne Club	Club	Terry, Leonard; Terry & Oakden	1858- 83	A	2	Linacre	Melbourne Club
Collins Street	052-054		Row Houses		1881	C	2		
Collins Street	114	Professional Chambers	Offices	Ussher & Kemp	1908	A	2	Scott, Henry	Independent Church Trustees
Collins Street	122-136	Independent Church	Church	Reed & Barnes	1867	A	1		Independent Church Trustees
Collins Street	140-154	Scots Church	Church	Reed & Barnes	1874	A	1	Mitchell, David	Presbyterian Church
Collins Street	162-168	George & Georges, Former Equitable Coop. Society Build.	Retail, Drapery	Grainger & D'Ebro; et al	1883- 91	B	1	Mitchell, David; et al	Scots Church
Collins Street	167-173	Auditorium Theatre, Former	Theatre, Offices	Barnet, Nahum;(G.N. Hollinshead alt.)	1912-3	A	1		
Collins Street	170-174	Baptist Church	Church	Gill, John; Reed & Barnes (1861)	1846- 61	A	1		Baptist Church
Collins Street	176-180	Martin & Pleasance	Offices	White, F M & Son	1889	B	1	Mitchell, David	Edwards, James

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
		Building							
Collins Street	184-192	Melbourne Athenaeum Offices & Library	Offices, Library	Smith & Johnson	1885	A	1	Kemp, Alex	Athenaeum Trustees
Collins Street	280-286	Block, The	Retail Arcade	Twentyman & Askew	1890-	A	1	McLean, J G	City Property Co.
Collins Street	288-292	Block Court, former Athenaeum Club	Retail, Club	Salway, William	1891	B	1	Gillespie, J	Moorhouse,
Collins Street	294-296	Dumas House, former Dunklings Building	Offices	Stapley, Frank	1914-15	B	1	Hollow, J G	Dunkling, William
Collins Street	298-304	Altsons Corner, former	Offices, Retail	Barnet, Nahum	1904	D	1	Langford, Clements	Altson, H B
Collins Street	335-339	Commercial Bank of Australia (Dome & Chamber)	Offices, Bank	Taylor, Lloyd & Dunn, Alfred	1891-93	B	2	Moore, James	Commercial Bank of Australia
Collins Street	345-349	Mercantile Chambers, former	Offices, Bank	Wight & Lucas	1889	A	2	Cockram, T & Co.	Mercantile Banking Co.
Collins Street	376-380	Melbourne Stock Exchange, Former	Offices	Pitt, William	1891	A	1	Lockington, H.	Melbourne Stock Exchange
Collins Street	382-390	E S & A Bank (former)	Bank	Wardell, W W	1884	A	1	Goss & Masson	English Scottish & Australian Bank
Collins Street	389-399	Goode House	Offices	Wright Reed & Beaver	1893	A	1	Gamlin, Robert	National Mutual Life Assoc.
Collins Street	394-398	Bank of Australasia (former)	Bank	Reed & Barnes; Henderson, A & K (1929)	1875-	A	1	Leggatt, James	Bank of Australasia
Collins Street	400-402	London and Lancashire Building	Offices	Eggleston, A S & R A (1940)	1865...	B	1	Sutherland, James	Orr, John?; Australasian Ins. Co.
Collins Street	473-477	Olderfleet, The	Offices	Pitt, William	1891	A	1		
Collins Street	479-481	Record Chambers	Offices	Koch, J A B	1888	A	1	Leith, G B	McCarron Bird & Co
Collins Street	483-485	New Zealand Insurance Building, Former	Offices	Oakden Addison & Kemp	1888	A	1	Butler, Charles	New Zealand Insurance Co
Collins Street	487-495	Wool Exchange Building, Former	Offices	Speight, Richard Jnr. & D'Ebro, Charles	1891	A	1	Cockram, T & Son	Fallon, T.P. & Speight, Richard
Collins Street	497-503	Rialto, The (former)	Offices, Warehouse uses	Pitt, William	1889-90	A	1	Wadey, C	McCaughan, P K
Elizabeth Street	021-023	Elizabeth Chambers	Offices	Salway, William	1889	B	2	Martin & Peacock	Barker (Mrs.)
Elizabeth Street	025	Universal House	Retail	Salway, William	1889	D*	2	McConnell & McIntosh	Hordern, William Trustees
Elizabeth Street	055-057	Friendly Societies House	Retail, Offices	Barnet, Nahum (1902)	1902-	D	2	Langford, Clement	Dodge, F.J.
Elizabeth Street	059-065	Brooks Chambers	Offices, Warehouse uses	Inskip & Kemp	1911	B	2	Langford, Clements	Brooks, Henry

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Elizabeth Street	096-102	Block Arcade	Retail Arcade	Askew, D C	1892-	A	2	Waring & Rowden	City Property Co.
Elizabeth Street	097-099	Hotel London	Hotel	Barnet, Nahum	1911	C	2		
Elizabeth Street	101-103		Offices	Barnet, Nahum	1911	D	2		
Elizabeth Street	107-113	Angus and Robertsons, former McLean Brothers & Rigg Ltd.	Retail	D'Ebro, Charles	1889	B	2	Cockram, Thomas & Co.	Robertson, George
Elizabeth Street	112-118	City of Melbourne Buildings	Offices, Retail	Ellerker & Kilburn and Smith & Johnson	1888	A	2	Deague, W H	City of Melbourne Building Soc
Elizabeth Street	115-117	Paton Building	Retail, Offices	Barnet, Nahum	1905	A	2	Wright, James S G	Paton Estate
Elizabeth Street	249-259		Retail		1889	D	2		
Elizabeth Street	261		Retail	Askew, D C	1898	C	2	Waring & Rowden	Askew, David Christopher
Elizabeth Street	380	Bulley & Co. Building, Former Federal Club Hotel	Hotel		1875-	C	2		
Elizabeth Street	384	Bank of Australasia, former	Bank	Reed & Barnes	1883	B	2	Armstrong, Stephen	Bank of Australasia
Elizabeth Street	467-471		Retail, Residential		1856c	C	2		
Elizabeth Street	473-481		Row Houses, Retail		1872c	C	2		
Exhibition Street	159-161		Retail, Residential		1865c	C	2		
Exhibition Street	163		Retail, Residential		1870-74c	D	2		
Exhibition Street	165-167	Shop & Residence, later Shakespeare Hotel	Retail, Residential		1858c	C	2		Masson & Brown
Exhibition Street	181-187	DEMOLISHED	Retail, Residential		1872	D	2		
Exhibition Street	189-195	Shops & Residences	Retail, Residential		1885c	C	2		
Exhibition Street	199-225	Her Majestys Theatre	Theatre	Barnet, Nahum	1886	A	2		Joubert, Jules
Exhibition Street	231-235	Shops & Residences	Retail, Residential	Henderson, George	1897	D	2		Godfrey, George solicitor
Exhibition Street	266		Warehouse	Evans, George de Lacy	1891	B	2	Parker, Arthur	Davis, Kate
Exhibition Street	272-274	P.N. Hong Nam Building	Factory, Retail	Webb, R G	1910-11	C	2	Picot, W	Ng Hong Nam, Peter
Exhibition Street	280-282	Family Hotel, former Digby Hotel	Hotel		1854-	C	2	Jones & Alexander	Byng, John

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Flinders Lane	125-127	Higson Building	Wareho use, Offices	Billing Peck & Kemter	1912	B	2	Bade & Co.	Higson, John & Sons
Flinders Lane	145-149	Metcalf Building	Wareho use	Tompkins, H W & F B	1902	A	2	Massey, W	Metcalf, J Harvey
Flinders Lane	167-173		Wareho use, Offices	King, R M & Stainsley	1901	B	2	McDonald, R	Kornblum & Co
Flinders Lane	179-181		Wareho use	Pitt, William	1911	C	2	McDonald, R	Allee, John (trustees of)
Flinders Lane	189-195		Wareho use	Tompkins, H W & F B	1906	C	2	Armstrong, Stephen	Ball & Welch
Flinders Lane	234-236	Manchester House	Wareho use, Offices	Bates Peebles & Smart	1912	B	2	Taylor, J R	Jury, George A
Flinders Lane	238-244		Offices,		1870-?	C	2		
Flinders Lane	241-243	Bible Society	Wareho use	Stapley, Frank	1898	D	1	Stockdale, R.	Edgerton, Mr. Chas
Flinders Lane	247-251	Royston House	Offices	Sulman and Power (Sydney)	1899	A	1	Armstrong, Stephen	Sargood Butler Nichol Ewen Ltd
Flinders Lane	252-254	Centre House	Offices		1890c	D	2		
Flinders Lane	253-255		Wareho use, Offices	Oakden, Percy	1900	B	1	Langford, Clements	Borsdorff & Co.
Flinders Lane	257-265		Wareho use, Offices	Reed Smart & Tappin	1899	B	1	Christopherson & Brown	Stevenson & Son Ltd.
Flinders Lane	267-275	Lane Building, The	Wareho use, Offices		1899	C	1		
Flinders Lane	277-279	Tomasetti Building, former Desgraves Mill	Wareho use	Hyndman & Bates	1905	A	1	Ratcliff, E H M	Harper, Robert
Flinders Lane	301-311	Reliance House	Offices, Wareho use	Barnet, Nahum	1914	D	2	Shillabeer, F E	Connibere Grieve & Connibere
Flinders Lane	302-306	Leicester House	Wareho use	Crouch, T J	1886-	B	2	Page McCulloch	Benjamin, L
Flinders Lane	308		Wareho use	Barnet, Nahum?	1909 ?	C	2		Connibere Grieve & Connibere ?
Flinders Lane	312-314	Flinders Chambers	Retail, Offices		1883	C	2		Purvis Trustees
Flinders Lane	316		Office, Wareho use		1884	D *	2		McCulloch
Flinders Lane	318-324	Selby House	Offices	Barnet, Nahum	1911	D	2	Langford, Clements	Schneiders, S & Sons
Flinders Lane	325-331	Lane Centre	Retail, Offices	Tompkins, H.W. & F.B.	1907	D	2		
Flinders Lane	333	Boydex House	Offices, Wareho use	Tompkins, H W & F B	1912	C	2	Carter, John	Doery & Tilley
Flinders Lane	341-347	Reid House(rear)	Wareho use	Bates Peebles & Smart	1909	C	2	Langford, Clements	Reid, Robert & Co.
Flinders Lane	349-351		Wareho use, Offices		1869...	D *	2		
Flinders Street	122-128		Offices, Wareho use		1910c	D	2		

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Flinders Street	130-132	AHA House	Offices		1910c	C	2		
Flinders Street	138-140	Stott House	offices		1905c ?	D	2		
Flinders Street	142-146		Offices?		1880c	D	2		
Flinders Street	148	Duke of Wellington	Hotel		1850	B	2		
Flinders Street	180-188	Ball and Welch Building	Retail- Offices- W	Reed Smart & Tappin; Tompkins, HW & FB (1910)	1899-	B	2	Langford, Clements	Ball and Welch Ltd.
Flinders Street	192-190	Commercial Travellers Association Building (former)	Club, Offices	Tompkins, H W & F B	1899-	B	2	Langford, Clements	Commercial Travellers Assoc.
Flinders Street	194-196	Metropolitan Gas Co., Former	Offices	Reed Smart & Tappin	1892	B	2	Machin, T.	Metropolitan Gas Co.
Flinders Street	210-212		Wareho use		1855c	D	2		
Flinders Street	214-216		Wareho use		1854-	C	2		
Flinders Street	218-220	Young and Jackson Hotel(part)	Wareho use		1855c	D	2		
Flinders Street	224-226		Wareho use		1856-	C	2		
Flinders Street	248-250	Lincoln Stewart Building, former	Offices		1905c ?	D	2		
Flinders Street	256-262	Mutual Store, former	Offices, Retail	Reed Smart & Tappin	1892	B	2	McConnell & McIntosh	Mutual Store P/L
Flinders Street	264-268		Offices, Retail	Barnet, Nahum	1905	B	2	McDonald, R	Smith, E E
Flinders Street	318-324	Commercial Travellers Association Building, former	Club	Tompkins, H.W. & F.B.	1913	A	2		Commercial Travellers Assoc.
Flinders Street	326-332	Commerce House	Offices	Tompkins, H.W. & F.B.	1913	C	2		
Flinders Street	334-340	Robert Reid & Co Building	Offices, Wareho use	Bates Peebles & Smart	1909	D	2	Langford, Clements	Reid, Robert & Co
Flinders Street	390-398	Holyman House	Wareho use	Gill, John	1858	A	2	Thomas & Griffiths .	Goldsbrough, Richard
Flinders Street	424	Melbourne Customs House (Stage 1)	Offices	Knight, Kemp & Kerr	1856- 75	A	1		Victorian Colonial Govt.
Flinders Street	502-504	Bank of N.S.W. (Former)	Bank, Offices	Godfrey & Spowers	1911- 12	A	2	Cockram, T	Bank of New South Wales
Flinders Street	556-560	Baltic Import Co Building	Retail, Resident ial		1862-?	D	2		Fulton, N?
Franklin Street	079-081	Currie and Richards Building	Wareho use, Factory		1875	A	2	Martin & Peacock	Alfred Shaw & Company
Franklin Street	142		Row House		1885c	D	2		

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Franklin Street	144-146		Row Houses		1867c	D	2		
Guildford Lane	011-013		Factory		1910c ?	D	2		
Guildford Lane	016-018		Wareho use		1912c	D	2		
Guildford Lane	023-027		Factory, Wareho use?		1890c	D	2		Detmold, William
Guildford Lane	030		Factory		1890c ?	D*	2		
Guildford Lane	032-034		Wareho use		1909	D	2	Langford, Clements	Langford, Clements
Hardware Street	055-057		Wareho use		1887	D *	2		
Hardware Street	063-077	Dynons Buildings	Wareho uses	Pitt, William	1889	A	2	Boyne, William	Dynon, John
King Street	022-024	Doyles Free Stores	Wareho uses	Smith, A.L.	1873	A	2		Zander, Cecilia
King Street	026-032		Wareho use	Beaver, J G	1911	D	2	Langford, Clements	Wood, Charles
King Street	042-044	Gladstone Chambers	Offices, Wareho use		1883	C	1		Darling, John
King Street	046-052		Wareho use, Offices	Terry, Leonard	1859	A	1		Allison & Knight
King Street	062-066	York Butter Factory	Wareho use, Offices		1855	B	1		Allison and Knight
King Street	068-070		Offices		1898c	C	1		
King Street	115-129	Union Bond (former)	Wareho use		1883c-	C	2		Denniston Bros.
King Street	120-138	Melbourne Wool Exchange	Offices, Exchang e	Purchas & Teague	1913- 14	B	2	Monier R	Melbourne Wool Exchange Pty. Ltd.
King Street	234-240		Wareho uses	Terry, Leonard	1858	A	1		Cleve Broths.
King Street	242-244		Wareho uses		1854-5	B	1		Cleve Brothers
King Street	351	Kidd's shop & residence, later part Langdon Building	Retail, residenc e		1856	A	1	Kidd, R	Kidd, R
King Street	353-355	Kidd's Houses	Houses		1865- 69	A	1	Kidd, R	Kidd, R
La Trobe Street	030-034		Hall & Gymnasi um		1872	C	2		Turn Verein
La Trobe Street	036-040		Stable,		1876	C	2		Burton, J H
La Trobe Street	046-050	Coach Factory	Factory		1868	C	2		Burton, Joseph H
La Trobe Street	124-126	RMIT Building 1, former Working Men's College	School	Terry & Oakden; Barnet, Nahum	1885- 91	A	1	Moore, James	Working Men's College
La Trobe Street	477		Wareho use		1890c	B	2		Rowlands, Edward
La Trobe Street	537-555	Melbourne Junior Technical	School	PWD Chief Architect	1912	A	2		

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
		School, former							
Little Bourke Street	024-038	Gordon House, former Our Improved Dwelling & Lodging House	Housing, Welfare	Pitt, William	1884	A	2	Linacre, J W	Our Improved Dwelling & Lodg. Co
Little Bourke Street	027-035		Factory?		1912	D	2		
Little Bourke Street	040-044		Wareho use		1910c	D	2		
Little Bourke Street	043	Police Station, former	Police Station?		1900c	C	2		
Little Bourke Street	105	Hughes' Workshop & Warehouse	Factory	Barker, William	1890c	C	2	Richardson, George	Hughes, John Henry
Little Bourke Street	107-109	Shops & Residences	Wareho uses	Barnet, Nahum	1903-4	B/C	2	Atkinson, J.W.	Cheong, L.H.
Little Bourke Street	108-110	Anglican Mission Church Hall	Church	Webb, Charles & Sons	1894	A	1	Webb, Charles	Anglican Church
Little Bourke Street	112-114	Sum Kum Lee General Store	Wareho use	Evans, George de Lacy	1888	A	1	Hewitt & Smethurst	Sum Kum Lee
Little Bourke Street	119-125	Anglican Chinese Mission Church of the Epiphany, Retail	Church, Shops & Res.	Barnet, Nahum	1902	A	2	Wright, James G.	Chinese Mission trustees (Anglican)
Little Bourke Street	120-122	Shops and Residences	Retail, Resident ial	Beaver, J.G.	1905	D	2	Gamlin Brothers	Dynon, John
Little Bourke Street	196	Methodist Mission Church	Church	Crouch & Wilson	1872	A	1	Lee, James	Foreign Mission Committee, Methodist Chu
Little Bourke Street	198	Sun Goon Shing & Co. Fancy Goods Store	Retail, Resident ial	Kursteiner, A.F.	1893	C	1	Square & Hutton	McCord, Miss B.
Little Bourke Street	200-202	Kong Meng & Co. Warehouse, later Chinese Clubhouse	Wareho use, Resident ial	Knight & Kerr	1860-1	A	1	Thomas Glaister & Co.	Lowe Kong Meng
Little Bourke Street	286-288		Wareho use		1911	D*	2		
Little Bourke Street	290-316	Myer Emporium	Retail Store	Tompkins, H W&F B	1914c-	C	2		Myer, Sydney
Little Bourke Street	318-320	Money Order Office, former	Offices, Public		1887	B	2		Victorian Colonial Govt.
Little Bourke Street	362-364		Wareho use	Evans, George de Lacy	1890	C	2	Sanders, Thomas	Marks, Jacob & Benjamin
Little Collins Street	062-064		Factory		1905c	D *	2		
Little	066-070		Retail,		1857-	A	2	Bayne, John	Bayne, John

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Collins Street			Residential		58				
Little Collins Street	223-231		Warehouse		1890c	D	1		
Little Collins Street	281-283		Warehouse		1857	C	2		Howitt, Cpt.
Little Collins Street	285		Warehouse		1884	D	2		
Little Collins Street	287-289		Warehouse		1884	D	2		
Little Collins Street	301-305	Royal Arcade Hotel	Hotel		1882	D	2		
Little Collins Street	308-316	Royal Arcade	Retail Arcade		1904	C	2		
Little Collins Street	317-321	Hotel Barclay	Hotel		1891	C	2		
Little Collins Street	435-443	Stalbridge Chambers	Hotel	Askew, D C	1891	A	2	Brown, R.C.	Gibbs, Bright
Little Collins Street	538-542	McCracken Brewery, Former	Warehouse		1879	C	2		McCracken, R & Co
Little La Trobe Street	046-048		Retail, Residential		1864	C	2		Daniels, F.
Little La Trobe Street	050-052	Devon & Cornwall Hotel, former	Hotel		1855c	C	2		
Little La Trobe Street	054		Factory, Offices ?		1890c ?	C	2		
Little La Trobe Street	058-060		Retail		1860-?	D	2		
Little La Trobe Street	062-064		Factory	Twentyman, E ?	1899c ?	D	2		
Little Lonsdale Street	116-118	Exploration Hotel, former	Hotel		1862	C	2		Cohen, Simeon
Little Lonsdale Street	120-122		Row Houses		1855	B	2		Skinner, Mrs
Little Lonsdale Street	124-126		Factory	Vanheems, G W	1914	D	2	Stahl Brothers	Rundle, Ruby A J
Little Lonsdale Street	128-130	Leitrim Hotel, former	Hotel		1888	B	2		
Little Lonsdale Street	132		Warehouse	Fisher, A H	1906	D	2	Holden, W F	Nathan, Ben
Little Lonsdale Street	194-196		Factory		1905c	C	1		
Little Lonsdale Street	198-200		Warehouse	Burke, J E	1905	B	1	Sewell, F B	Cavanagh, Miss(Trust Fund)

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Little Lonsdale Street	202		Wareho use	Burke, J E	1905c	B	1	Pontin, Mr. A.	Pontin, A
Little Lonsdale Street	208-212		Wareho use		1890c	D *	2		
Little Lonsdale Street	214-216		Wareho use		1890c	C	2		
Little Lonsdale Street	218-224		Wareho use		1908	D	2	Enticott, John	Enticott, John
Little Lonsdale Street	279		Wareho use		1890c	D	2		
Little Lonsdale Street	285-287		Wareho use		1890c	C	2		
Little Lonsdale Street	289		Wareho use		1891	C	2		
Little Lonsdale Street	293-295		Wareho uses		1890c	D	2		
Little Lonsdale Street	297		Retail, Resident ial		1880c	D*	2		
Little Lonsdale Street	299		Wareho use		1890c ?	D*	2		
Little Lonsdale Street	472		Retail, Resident ial		1873	D	2		Bennett, John
Little Lonsdale Street	474		House		1870c	D *	2		Moylan, Pat
Lonsdale Street	032-036		Factory		1914	D	2	Lugton, A L &Co	Lugton, A L &Co
Lonsdale Street	072-074		Wareho use	Smith, W.H.	1888	D	2	Timmins, John	Skeen, Andrew
Lonsdale Street	076-078		Wareho use	Hitchcock, Norman	1888	C	2	Sturrock, Alex	Glencross, James
Lonsdale Street	185-187	Kearney's Warehouse	Wareho use		1891	B	2		Beaumont, A
Lonsdale Street	189-191	Shops & Workshops	Wareho use		1887	B	2		
Lonsdale Street	275-277		Offices, Wareho use ?		1890c	C	2		
Lonsdale Street	279-281		Offices, Wareho use ?		1890c	C	2		
Lonsdale Street	459-	Crown Law Offices	Offices	Bastow, H R PWD Chief Architect	1893	A	1	Swanson, D.A.	
Lonsdale Street	541-561	Melbourne Storage Co., former	Wareho use	Twentyman & Askew and F.G. Green, in assoc.	1890	B	2	Waring and Rowden	Melbourne Storage Co.
Lonsdale Street	573-577		Wareho uses	Terry, Leonard	1858	A	2		Cleve Brothers
McIntyre Alley	-	Coop Shot Tower, Former	Shot Tower		1890	A	2		Coop, W
Patrick Street	022-026		Wareho use		1905c	C	2		

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Queen Street	007-011	Felton Building	Offices		1886	B	1		Prell, F.W.
Queen Street	013-015	Lombard Building	Offices		1890	A	1		Christian, Thomas
Queen Street	088-092	Melbourne Stock Exchange, former	Offices	Pitt, William	1891	A	1		Melbourne Stock Exchange
Queen Street	247-283	Titles Office	Offices	Wardell, W PWD Chief Architect (1875)	1875-88	A	1	Pigdon, J.	Victorian Colonial Govt.
Queen Street	287-295	Health Department Building (former Records Office)	Offices, Public	Marsden, J H PWD Chief Architect	1900	A	1	Dinsmore, B.	
Rankins Lane	002-004		Wareh use		1905c	D	2		
Rankins Lane	006-008		Wareh use		1910c	D	2		
Russell Street		City Watch House	Remand Centre	PWD Chief Architect	1880-99	B	1		Victorian Colonial Govt.
Russell Street	-	Melbourne Gaol, former-Cell Block	Gaol, Cells	Ginn, Henry, PWD Chief Architect	1853	A	1		Victorian Colonial Govt.
Russell Street	325-	Court of Petty Sessions	Courth use	Marsden, J H PWD Chief Architect	1911	A	1	Swanson Bros.	Victorian Govt.
Russell Street	326-328		Retail, Resident ial		1851 Pre	C	2		Lilley, Henry
Russell Street	330-334	City Court Hotel	Hotel		1851-?	C	2		
Spencer Street	002-008	Sir Charles Hotham Hotel	Hotel	Pitt, William	1913	B	2	Langford, Clement	Hall, Jane
Spencer Street	002-008	Sir Charles Hotham Hotel	Hotel	Pitt, William	1913	B	2	Langford, Clement	Hall, Jane
Spencer Street	010-022	Great Southern Hotel	Hotel	Pitt & D Ebro ?	1891	C	2		
Spring Street	053-065		House	Terry & Oakden	1877	B	1		Campbell, Hon William
Swanston Street	001-003	Young & Jacksons Hotel	Wareh use		1854	A	2		
Swanston Street	005-007	Young & Jacksons Hotel, part	Wareh use		1854--	D	2		
Swanston Street	090	Melbourne Town Hall	Town Hall	Reed & Barnes; Reed Henderson & Smart	1867-70-	A	1		Melbourne Municipality
Swanston Street	119-121	Buxtons Gallery, former	Offices, Retail	Law, W S	1885-6	B	2	Martin, C H (Pt Melbourne)	Buxton, J T
Swanston Street	130	Melbourne Council Chambers	Offices, Municipa l	Grainger Kennedy & Little	1908	A	1		Melbourne Municipality
Swanston Street	226-228	Ballarat Star Hotel	Hotel	Twentyman & Askew	1887	B	1	Machin, Thomas	Fink, Benjamin J.
Swanston Street	240-246	Shops & Residences	Retail, Resident ial		1859c-	B	1		Bennett, Robert
Swanston Street	264-266	Denyers Surgical Suppliers	Retail, Surgical	Tompkins, H W&F B	1914	C	2		Denyers P/L

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VAL UE	STRE ET SCAP E	BUILDER	OWNER
Swanston Street	309-325		Retail, Residential		1870c	C	2		
Swanston Street	327	Church of Christ, former John Knox Church	Church	Webb, Charles	1863	A	2	Cunningham, Peter	Disciples of Christ
Swanston Street	330-334	RMIT Building 22	Factory	Flanagan, L J	1913	C	2	Wright, J S G	Welch Margetson & Co
Swanston Street	336-338	RMIT Building 20	Retail, Residence		1883	D	2		Lucas, William J
Swanston Street	340	RMIT Building 18	Factory, Retail		1886	D	2		Joseph Joseph
Swanston Street	344-346	Storey Hall, former Hibernian Hall	Hall	Tappin Gilbert & Dennehy	1887	A	2	O	Hibernian-A
Victoria Street	031-033	Horticultural Hall	Hall and Office	Ellerker, William	1874	A	2		Royal Horticultural Society
Victoria Street	035	Oddfellows Hall	Hall	Ravenscroft & Freeman(1888)	1877-88	B	2		
William Street	084-088	Queensland Building	Offices	Butler & Bradshaw	1913	A	1	Plowman, A.C.	
William Street	090-098	Scottish House	Offices	D Ebro, Charles A.	1908	B	1	Baxter, James	Mcllwraith, McEacharn Ltd.
William Street	100-110	Australian Club (Stage 3)	Club	Wilson & Charlesworth	1889-94	A	1		Australian Club
William Street	100-110	Australian Club (Stages 1 and 2)	Club	Taylor, Lloyd	1879	A	1		Australian Club
William Street	192-288	Law Courts	Courts, Offices	Smith & Johnson	1875-84	A	1		
William Street	259		Offices, Warehouse	Barnet, Nahum	1889	B	2	Smith & Upton	Spiers & Crawford
William Street	261		Retail, Residential		1856	C	2		White, James
William Street	263-267	Metropolitan Hotel	Hotel		1905c	D	2		

Appendix 10: `Little Lon' precinct- remaining contributory buildings identified in the Melbourne CAD Conservation Study 1985

The following place data is from the Melbourne CAD Conservation Study 1985 database

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VALUE	STREETSCPE	BUILDER	OWNER
Casselden Street	017		House		1877	B			Casselden, John
Exhibition Street	275-285	Hebrew Congregational Synagogue & School	School, Church	Knight & Kerr	1860	B	M	O	George '
Exhibition Street	280-282	Family Hotel, former Digby Hotel	Hotel		1854-	C	2	Jones & Alexander	Byng, John
Little Lonsdale Street	011		Factory?		1920c	D			
Little Lonsdale Street	013-021		Factory		1930c	D			
Little Lonsdale Street	025		Factory		1868c	C			
Little Lonsdale Street	027-029		Factory			D			
Little Lonsdale Street	033-039	Oddfellows Hotel, former	Hotel		1854	B		Wills, Henry C	Wills, Henry C
Little Lonsdale Street	102-104		Retail, Residential		1895	D			Jones, Joseph
Little Lonsdale Street	106		Factory		1935c	D			
Little Lonsdale Street	111		Warehouse		1913	D	3		
Little Lonsdale Street	115		Factory		1915c	D *	3		
Little Lonsdale Street	116-118	Exploration Hotel, former	Hotel		1862	C	2		Cohen, Simeon
Little Lonsdale Street	120-122		Row Houses		1855-70	B	2		Skinner, Mrs
Little Lonsdale Street	124-126		Factory	Vanheems, G W	1914	D	2	Stahl Brothers	Rundle, Ruby A J
Little Lonsdale Street	128-130	Leitrim Hotel, former	Hotel		1888	B	2		
Little Lonsdale Street	132		Warehouse	Fisher, A H	1906	D	2	Holden, W F	Nathan, Ben
Little Lonsdale Street	144		Warehouse		1910c	D *	3		
Little Lonsdale Street	148		Retail, Residential		1885c	D *	3		
Lonsdale Street	038-040		Row Houses		1851 ?	E			Hoare, Joseph ?
Lonsdale Street	042-044	Black Eagle Hotel, former	Hotel		1850-	C		Kennon, William	Kennon, William

Heritage Assessment of 116-132 Little Lonsdale St, Melbourne

STREET	NUMBER	NAME	TYPE	ARCHITECT	Date	VALUE	STREETSCPE	BUILDER	OWNER
Lonsdale Street	064-070	Khyat & Co.	Factory	Peck, Arthur and Hugh	1922	C	2	Roger, W	Kyat, Nazlie
Lonsdale Street	072-074		Warehouse	Smith, W.H.	1888	D	2	Timmins, John	Skeen, Andrew
Lonsdale Street	076-078		Warehouse	Hitchcock, Norman	1888	C	2	Sturrock, Alex	Glencross, James
Lonsdale Street	118-122	Princess Mary Club former Methodist Mission Hostel	Residential, Welfare	Eggleston, Alec S.	1926-	B		Wright, J S G	Methodist Mission
Lonsdale Street	124-148	Nicholas Hall	Hall	Norris, Harry A	1938	C		Langford, Clement	Wesleyan Church ?
Lonsdale Street	124-148	Wesley Church	Church	Reed, Joseph	1858-	A		Forsyth	Wesleyan Church
Lonsdale Street	124-148	Wesley Church Sexton Lodge	House, Religious	Reed & Barnes	1917c?	C			Wesleyan Church
Lonsdale Street	124-148	Wesleyan Church Parsonage	House, Religious	Reed, Joseph	1859c	A			Wesleyan Church
Lonsdale Street	124-148	Wesleyan Church Sunday School	School	Reed, Joseph	1859	A			Wesleyan Church
Russell Street	288-294	Ship Inn, Former later Union Hotel	Hotel		1855-	C	3		Quirk, Mrs