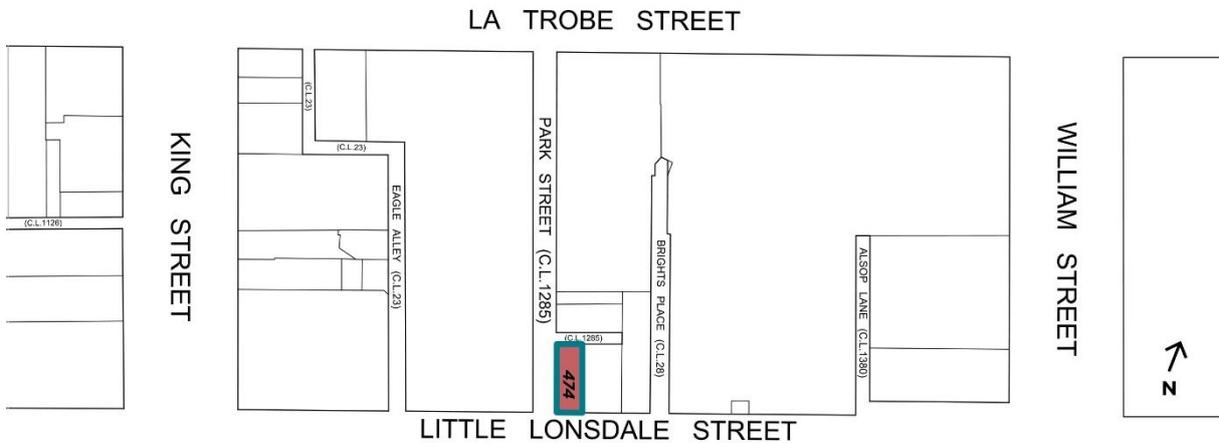


SITE NAME	Residence
STREET ADDRESS	474 Little Lonsdale Street Melbourne
PROPERTY ID	106032



SURVEY DATE: May 2017

SURVEY BY: Context Pty Ltd

HERITAGE INVENTORY	H7822-1021	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	BUILDER:	Timmins & Kinniard
		DATE OF CREATION / MAJOR CONSTRUCTION:	1879

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
8 Living in the city	8.2 Housing the population
	OTHER SUB-THEMES
5 Building a commercial city	5.5 Building a manufacturing industry

LAND USE

HISTORIC LAND USE	
Archaeological block no: 2	Inventory no: 21
Character of Occupation: Commercial, Residential	
Land sale details not provided.	
1866 Cox	Map shows building occupying the area between the two alleyways (Bright’s Place and Part St). extant building, two-storeys 1870s.
1880 Panorama	Two-storey building.
1905/6 Mahlstedt	Two-storey building.
THEMATIC MAPPING AND LAND USE	
1890s	Residential
1920s	Residential, Commercial
1960s	Commercial

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

This small two-storey building built in 1879 on the corner of Little Lonsdale and Park Street was originally one of a pair of houses built to face Park Street. Substantial changes occurred in the 1920s resulting in this corner building being merged into a new brick factory that was built along Park Street. At the time, the building entrance was relocated to Little Lonsdale Street, and the address was changed accordingly. While the building has undergone substantial changes to its use, orientation and appearance, it still retains the early residential form and elements of the mid-Victorian detailing to its upper façade.

HISTORICAL CONTEXT

Living in the city

Housing the population

Melbourne's first European residents built cottages from whatever materials were available, sod and timber, followed by timber-framed buildings clad with weatherboard.

The majority of the population occupied small, single-storey detached houses that were cramped and badly ventilated. A typical house block might also have a well, a cesspit and a poultry pen. Before 1857 water was carted from the river or collected in makeshift tanks. There was no proper sewerage or drainage, which made the low-lying parts of the city particularly unsanitary. Toilet facilities were earth closets...prior to that there were cesspits in backyards...

The housing stock greatly expanded in the early Victorian period, with further construction of houses in the central city and surrounding suburbs (Carlton, East Melbourne, North Melbourne and West Melbourne). These were simple houses of one and two storeys, with bluestone or brick walls. Inferior-quality bricks were often rendered to protect them from weathering, and the rendering ruled and often coloured to resemble the more prestigious ashlar stone.

While many of Melbourne's poor were accommodated within the city proper, wealthier citizens established more salubrious places of residence away from the city centre on the high side of the river in Kew, Hawthorn, Toorak or South Yarra, or by the bay at Brighton or St Kilda. Within the City of Melbourne there were pockets of better quality housing in East Melbourne, in St Kilda Road, and in parts of South Carlton...Outside of the central city grid, in the surrounding suburbs of Carlton, West Melbourne, North Melbourne and East Melbourne, there was a greater concentration of residential building and more early housing has survived here than in the central city (Context 2012:16, 64-65).

Inner city residences were often built by business owners, and lived in by themselves, or leased out to city workers.

Building a commercial city

Building a manufacturing capacity

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later nineteenth century and early twentieth century tended to be built outside the City of Melbourne, where land was more easily obtainable (Context 2012:44).

The growth of manufacturing was accompanied by the construction of offices to house administration staff and warehouses to store goods.

From the 1930s, like the rest of Australia, an increasing proportion of the city's workforce took up jobs in manufacturing, an industry that led Australia's recovery from the economic depression of the late 1920s-early 1930s, when, The *Encyclopedia of Melbourne* notes, a

steep rise in tariffs, devaluation of the Australian pound, falling wages and electricity costs all made local producers far more competitive internationally. Textiles benefited first, then the metals industries and engineering took over as pacemakers...Manufacturing output increased 6% per year between 1949 and 1967, significantly faster than the economy as a whole...The long boom came to a sudden end from 1973-74 as world oil prices rose fourfold and inflation gathered pace (Dingle 2008).

SITE HISTORY

In 1866, a building existed in the area between two alleyways: Brights Place and Part Street (Fels, Lavelle & Mider 1993).

474 Little Lonsdale Street comprises two brick cottages previously numbered 6 and 8 Park Street, both built in 1879 by builders Timmins and Kinniard of Bouverie Street, Carlton (MCC registration no 8118, as cited in AAI, record no 74268). Located at the corner of Park and Little Lonsdale streets, the pair of houses opened to Park Street.

The land on which the cottages were built has 22 feet frontage to Little Lonsdale Street with a depth of 60 feet along Park Street. Although built as a pair of cottages with L-shaped plans, 8 Park Street (now demolished) was significantly smaller in size. As can be seen from the present building, 6 Park Street was constructed as a two-storey building, with six rooms and a bath; 8 Park Street was single-storeyed with three rooms (*Argus* 8 May 1920:3).

In the late nineteenth century, Park Street mostly comprised residential terrace rows. The residences were developed by local builder William Hill over several stages during the 1870s (MCC registration no 4320, 4282, 4898 & 6546, as cited in AAI, record no 74241, 74240, 74248 & 77015). With their entrances to Park Street, the brick cottages at 6-8 were in line with Binfield Terrace, a group of four to 10 semi-attached houses, on the east side of Park Street. Ennis Terrace, nine semi-attached houses, was located on the west side of Park Street (MMBW Detail Plan no 736, 1895). The co-joined cottages in Ennis Terrace were modest in size, being described as 'very small cottages suitable for Lilliputian newly married couples' (MCC registration no 6546, as cited in AAI, record no 77015). In this streetscape, as a corner building, the two-storey house at 8 Park Street would have had a noticeable presence.

According to the Sands and McDougall directories, both houses at 6-8 Park Street were leased to tenants who stayed only a year or two. The early tenants at 6 Park Street in the period 1884-93 were mostly female, with tenants including Mrs McNamara (S&Mc 1884), Miss H Coughlan (S&Mc 1892) and Mrs Anna Schellnack (S&Mc 1893). The residence at 8 Park Street continued to house various short-term tenants until its demolition in 1920.

The houses at 6-8 Park Street were sold by auction in 1920. The description in the *Argus* read: 'these Buildings could with advantage be converted into one or two factories, the position being well suited for such alteration' (*Argus* 8 May 1920:3). Following the sale, the house at 8 Park Street was pulled down and a brick warehouse was built, at the cost of £1,250, in its place and joined with 6 Park Street to form a unified building (CoMMaps; Figure 1). As a consequence, a new opening to Little Lonsdale Street was added and the buildings became known as 474 Little Lonsdale Street (S&Mc 1922).

After the alterations in 1920, 474 Little Lonsdale Street became a commercial building shared by two different businesses (S&Mc 1924-1938). The first tenants were Kimton and Jordan, chair manufacturers, and Josh Hubball, locksmith (S&Mc 1922). Hubball remained at 474 Little Lonsdale Street through to the 1940s (S&Mc 1924-1942).

474 Little Lonsdale Street was damaged by fire in 1977, and restored and refurbished in 1990 to house a ground level bar and upper floor office (CAD study 1993; CoMMaps).



Figure 1. The boundary between the original 1870s rendered wall and newly added face brick part is clearly shown, from Aerial View of Melbourne, c.1945, by Victorian Railways (Source: SLV).

SITE DESCRIPTION

This two-storey, brick building is located on the corner of Little Lonsdale Street and Park Street, close to the north-western corner of the city grid. Originally built as one of a pair of houses facing Park Street (6 and 8 Park Street), the building's use and orientation has changed over time. As noted in the history above, the pair of houses was sold in 1920. The single storey house (8 Park Street) was demolished to make way for a new brick factory building along Park Street. The two-storey corner building (6 Park Street) was retained and merged into the new factory building. An entry was created to Little Lonsdale St and the address was changed to 474 Little Lonsdale Street.

Despite the various changes and alterations that have occurred, the small corner building can still be distinguished as an early residential building. A simple moulded cornice runs along the top of the parapet which runs around both the Park Street and Little Lonsdale Street faces. Banded rustication can be noted at the corner of the building and at the building edge on each frontage. Facing Park Street, window openings have been blocked but evidence of the entry door remains, with a bluestone threshold still visible.

The upper storey of the Little Lonsdale Street façade retains its rectangular window openings with simple moulded architraves. At street level the building has been altered to accommodate two shop fronts.

INTEGRITY

As noted, this building has undergone a number of changes of use, orientation and appearance over time. However, the original corner building form retains some of the simple mid-Victorian detailing to the upper façades. The bluestone threshold remains on Park Street, indicating the original opening of the early residential building.

COMPARATIVE ANALYSIS

Many residential buildings constructed during the mid-nineteenth century are now gone, and the city streets which were once densely populated with small scale cottages, such as aforementioned Park Street, have been demolished.

The subject building compares well with the following 1870s examples being of a similar use, scale, location and creation date. The below images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

Selected examples include:

470-472 Little Lonsdale Street, 1872 (Interim HO1281 – recommended as significant in the Hoddle Grid Heritage Review)

The pair of residences is part of increasingly rare group of small commercial and residential buildings remaining in the city.



Figure 2. 470-472 Little Lonsdale Street constructed 1872.

Bourke Street East Post Office, 35-37 Bourke Street, 1872 (HO527, Significant in HO500 Bourke Hill Precinct)

Two storey rendered brick shop. Designed in the Renaissance Revival style and built 1872 for J M Langley, a glass and china importer. From 1892 and 1969 it was used as a post office.



Figure 3. 35-37 Bourke Street constructed 1872.

17 Casselden Place, 1876 (VHR H2267; HO555)

Another very intact example of a modest early house is 17 Casselden Place, the only surviving one of six adjoining two-room houses built in 1876. The cottage is largely intact, with its original two rooms with original fittings and toilet and kitchen at the rear, and is on the VHR.



Figure 4. 17 Casselden Place constructed 1876.

The former residence, later warehouse at 474 Little Lonsdale is the last remnant of what once formed the residential streetscape of Park Street. With its Victorian character, 474 Little Lonsdale Street is a representative example of residential buildings in inner Melbourne. It is one of a small group of such places that represent working class housing in the nineteenth century.

ASSESSMENT AGAINST CRITERIA

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

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Argus, as cited.

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis.

City of Melbourne Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed 7 June 2017.

Context Pty Ltd 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

Dingle, Tony 2008, 'Manufacturing' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00896b.htm>, accessed 13 June 2017.

Halla, K J c.1960-1969, 'Little Lonsdale Street North between Eagle Alley and William Street, Melbourne, VIC', State Library of Victoria (SLV) Halla collection of negatives. Views of East Melbourne, Fitzroy, Melbourne & North Melbourne, accessed online 22 June 2017.

Fels, M, Lavelle S, and Mider, D 1993, 'Archaeological Management Plan', prepared for the City of Melbourne.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

Vears Walter 1938, 'Little Lonsdale Street looking north east from King Street', State Library of Victoria (SLV) Vears Walter photographic collection, accessed online 22 June 2017.

Victorian Railways c.1945-1954, 'Aerial View of Melbourne', State Library of Victoria (SLV) Victorian Railways collection. Scenic negatives, accessed online 22 June 2017.

PREVIOUS STUDIES

**Central Activities
District Conservation
Study 1985** D

**Central City Heritage
Study 1993** C

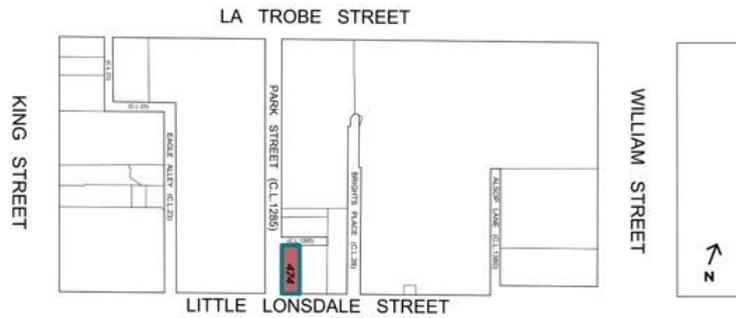
**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Residence

PS ref no: Interim HO1282



What is significant?

474 Little Lonsdale Street, Melbourne, built in 1879.

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

- The building’s original external form, materials and detailing reflective of its mid-Victorian construction;
- Pattern and size of original fenestration with simple moulded architraves; and
- Parapet with simple moulded cornice, and rustication to the edges of the buildings.

More recent alterations including the ground level shopfronts and changes to the openings on the Park Street elevation are not significant.

How it is significant?

474 Little Lonsdale Street, Melbourne is of local historic, rarity and representative significance to the City of Melbourne.

Why it is significant?

The building at 474 Little Lonsdale Street is historically significant for its demonstration of both living in the city in the late 1870s and also its demonstration of commercial use as a result of remodelling and additions in 1920. (Criterion A)

474 Little Lonsdale Street is significant as one of a small group of houses remaining from the mid-Victorian period. It is a rare survivor of the residential terrace rows of Park Street and surroundings. While the building has undergone changes to its use, orientation and appearance, it still retains its early residential form. (Criterion B)

474 Little Lonsdale Street is a notable example of a mid Victorian city residence that is still legible as both a commercial and a residential building. Attributes include the corner location and building form with both Lonsdale Street and Park Street elevations, and its restrained Victorian stucco façade detail. The use and evolution of the building is evidenced in its window and door openings, including recessed shopfronts and a bluestone threshold on Park Street, indicating the original opening of the early residential building. Architecturally the moulded cornice, banded rustication and plain window openings are characteristic of its mid-Victorian origins. (Criterion D)

Primary source

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