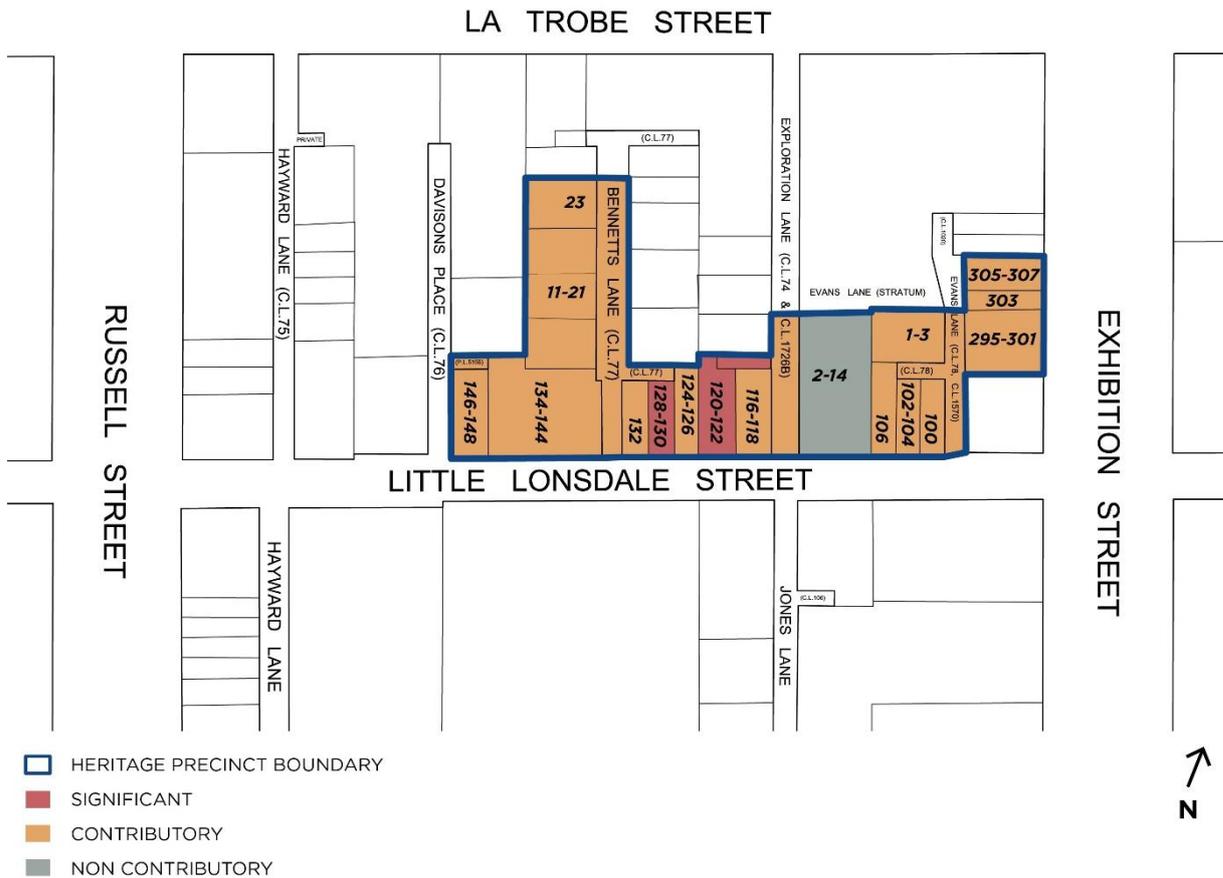


PRECINCT NAME	Little Lonsdale Street Precinct (extension of Little Lon Precinct)
STREET ADDRESS	100-148 Little Lonsdale Street, 11-23 Bennetts Lane, 1-3 Evans Lane, 295-307 Exhibition Street, 2-14 Exploration Lane, Bennetts Lane, Exploration Lane, Evans Lane
PROPERTY ID	Refer schedule



SURVEY DATE: January 2018		SURVEY BY: Context	
HERITAGE INVENTORY	Refer to schedule	EXISTING HERITAGE OVERLAY	HO984 (Little Lon Precinct) VHR H2242, HO989 (128-130 Little Lonsdale Street)
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1870s-1920s
PERIOD OF DEVELOPMENT	Victorian Edwardian Interwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Henry E Tolhurst W Rain

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
5 Building a Commercial City	5.5 Building a manufacturing capacity
	OTHER SUB-THEMES
9 Working in the city	9.1 A working class

LAND USE

HISTORIC LAND USE			
Archaeological block no: 7		Inventory no: 82-119	
Character of Occupation: Commercial			
11-21 Bennetts Lane	H7822-1084, H7822-1086	116-18 Little Lonsdale Street	H7822-1108
23 Bennetts Lane	H7822-1087	120-122 Little Lonsdale Street	H7822-1109
1-3 Evans Lane	H7822-1090	124-126 Little Lonsdale Street	H7822-1111
295-301 Exhibition Street	H7822-1091	128-130 Little Lonsdale Street	H7822-1111
303-307 Exhibition Street	H7822-1092	132 Little Lonsdale Street	H7822-1112
100 Little Lonsdale Street	H7822-1104	134-144 Little Lonsdale Street	H7822-1113
102-104 Little Lonsdale Street	H7822-1105	146 Little Lonsdale Street	H7822-1114
106 Little Lonsdale Street	H7822-1106		
THEMATIC MAPPING AND LAND USE			
1890s		Residential, commercial and manufacturing	
1920s		Residential, commercial and manufacturing	
1960s		Residential and commercial	

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a Heritage Precinct.

Extent of overlay: Refer to map

SUMMARY

The Little Lonsdale Street Precinct forms an extension to the Little Lon precinct. Comprising buildings constructed from c1840s to c1936, the area epitomises the much publicised and interpreted 'Little Lon' district and its colourful past and represents three key development phases in the city's history. These include the immediate post gold boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the economic depression of the 1890s, and the Edwardian-era recovery that also saw the establishment of Chinese businesses in the area.

HISTORY

Historical context

This precinct occupies part of the traditional land of the Kulin Nations. Whilst this study has not mapped any particular Aboriginal sites within the area of the Little Lonsdale Street Precinct, this does not mean that none exist and future archaeological investigation has the potential to reveal evidence of pre-colonial Aboriginal occupation.

Distinctive land use precincts had emerged within the city centre by the early 1840s, and within this pattern Miles Lewis has noted that precincts:

remained little changed into the 20th century and...survives today – mercantile and warehousing activity near the Pool [of the Yarra River] and the wharves, banking in central Collins Street, the retailing heart between Swanston and Elizabeth Streets, the medical precinct in the vicinity of Dr...Howitt's house in Collins Street East, and so on (Lewis 1994:22).

This pattern of land use set the trend for the development of metropolitan Melbourne for the next 150 years: industry to the west, government and the best residential areas to the east, with retail at the centre (MPS:7).

By the 1840s, Collins Street East supported a low-density residential area. The commercial centre of Melbourne was focused to the west, near the Customs House and docks. The centre of the grid, with its flat land located between the 'supply' of goods in the west and the 'demand' from the population in the east, became the retail and banking core. The prime sites were close to the Yarra River, and development concentrated there in the early years (MPS:6, 59). The northern part of the city remained largely undeveloped for the first decade of the new Port Phillip settlement.

After the 1850s goldrushes, the construction of Parliament House (and other new public buildings such as the Town Hall and post office) moved the focus of Melbourne away from the docks. The retail zone of the city developed in the centre, and the west end of town took on a more mercantile and industrial character (MPS:59). The pressure to accommodate and service ever-increasing numbers of gold-seeking immigrants resulted in a dramatic increase in development of the northern city blocks (MPS:72).

Less salubrious 'fringe' areas also evolved. The east end of Little Bourke Street, for example, had an unsavoury reputation by the early 1840s when bawdy houses, unlicensed public houses and shanties erected without permits, were commonly reported. A working-class residential precinct, of mostly Irish immigrants, had emerged by the late 1840s and early 1850s in an area referred to as 'Little Lon' (Little Lonsdale Street bounded by Spring Street, Exhibition Street, La Trobe Street and Lonsdale Street) (Mayne 2008). As the Melbourne Planning Scheme notes, in these areas:

Development was generally unregulated, with back-to-back houses, cottages and workshops fitted in any available spaces, ramshackle extensions added on in corrugated iron, timber, canvas and any other available material and in the poorest areas, with large numbers of people occupying the same house or room (MPS:78).

By 1900 most of the Irish immigrant first generation living and working in Little Lon had been replaced by newer working-class arrivals: Chinese, German Jews, Lebanese and Italians (Mayne 2008). Most

were hawkers, small traders, or in the case of the Chinese, cabinetmakers and laundrymen. (Damousi 2008).

In 1913, a Parliamentary joint committee reported on the condition of slums in Melbourne, including a number in the city centre. Efforts were subsequently made to clear up the slums, including those in the areas of Little Bourke Street and Little Lonsdale Street, by demolishing the buildings and forcing their occupants into alternative accommodation (MPS:79). A newspaper report of the day reported on the progress of the City of Melbourne's clearance program:

In those quarters neighbouring on Davison-place, Bennett-place, Exploration-lane and Evans-lane— all between Russell and Exhibition streets and Latrobe and Little Lonsdale streets— "condemnation" of buildings has led merely to their being devoted to other purposes. The old insanitary places have been given coats of white wash, the walls between their reeking apartments have been knocked down, and the buildings have been re-let to Chinese furniture makers, generally for increased rentals. In some cases, the condemned places are still being used as dwellings... (Age 18 April 1914:22).

Workshops and small factories increasingly took over the Little Lonsdale Street area. By the first decades of the twentieth century, settlement around Little Lonsdale Street comprised small houses with rear yards and outhouses facing laneways. Other whole allotments were taken up by industrial and warehouse buildings.

In the area of Little Lonsdale Street, in 1948 the Commonwealth Government compulsorily acquired land bounded by Lonsdale, Exhibition, Little Lonsdale and Spring streets. The area was irrevocably changed as homes and factories were razed to the ground, and a large government office block was built in the southeast corner. Further demolition took place in the 1980s to make way for commercial development (Marsden 2000:29-30, Dingle 2008).

Precinct history

The subject precinct in Little Lonsdale Street extends the existing Little Lon Precinct (HO984) at 116-132 Little Lonsdale Street (Figure 5, Figure 6). The Little Lon Precinct

...epitomises the much publicised and interpreted 'Little Lon' district and its colourful past, represent[ing] three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street (MPS Amendment C165 2011).

The existing Little Lon Precinct building group comprises

the gold rush era Exploration Hotel and develops through the nineteenth century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel [HO989], 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 (MPS Amendment C165 2011).

The precinct extension, and the Little Lon Precinct, are located on Crown Allotments 10-17 and 19, Block 26, City of Melbourne. In 1866, allotment 10 was owned by T B Payne; allotments 12 and 13 by John Wollaston; allotments 14 and 15 by D T Kilburn; allotment 16 by J W Cowell; allotment 17 by

John Mooney; and allotment 19 by Keith, Ozanne and Blondell (*Plan of Melbourne* 1866). By 1878, the land bounded by Lonsdale, Russell, La Trobe and Stephen (Exhibition) streets comprised two churches, a number of residences and larger buildings, likely to be small factories (Figure 1). By 1895 further development of the area had taken place (Figure 2).



Figure 1. By 1878, the land bounded by Lonsdale, Russell, La Trobe and Stephen (Exhibition) streets (outlined in red) featured two churches, a number of residences, and larger buildings, likely small factories. (Buildings are defined by shading.) (Source: *Plan of Melbourne*, Railway Department, 1878)

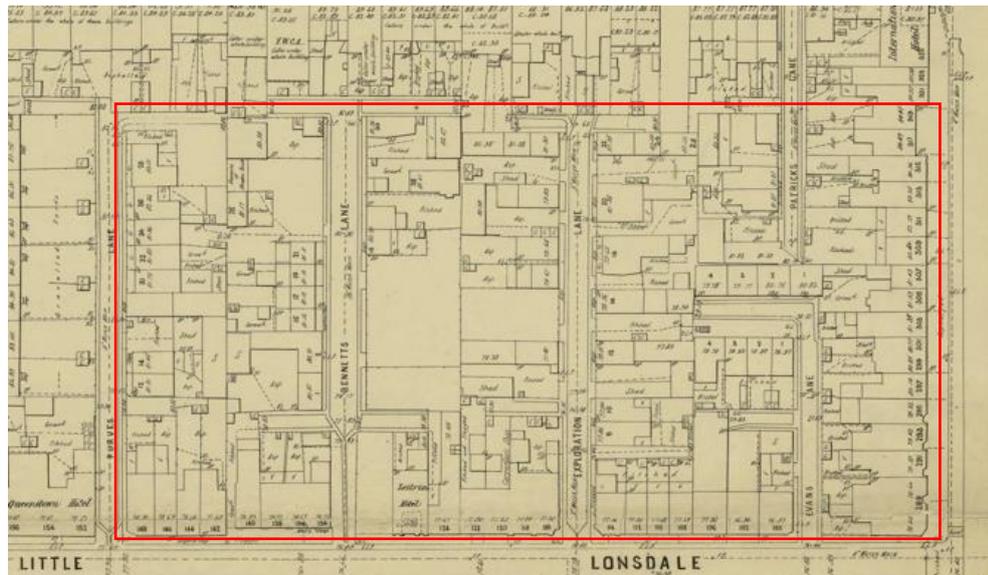


Figure 2. Showing buildings in the subject precinct area in 1895. (Source: MMBW Detail Plan no 2019, 1895)

Like the Little Lon Precinct, the subject precinct is a remnant of the vibrant and complex community that evolved in the area from the 1840s. The buildings that make up the subject precinct exhibit distinct styles that mark the main phases of development, as outlined in the Little Lon history, but extending this to the interwar period. Some histories of individual buildings that exemplify these key phases of development are provided below.

Victorian development

Victorian era (1840-1900) buildings exist at 102-104, 120-122 and 146-148 Little Lonsdale Street. The two-storey brick buildings reflect the common practice of the era whereby commercial premises were constructed to house retail outlets at ground level with residences and workspaces for business-owners provided on the floors above, with the exception of 120—122 Lonsdale Street which does not appear to include a shop or shops on the ground floor.

In 1880, the building at 102-104 (addressed as 137 until c.1890) Little Lonsdale Street comprised a two-storey brick house 'consisting of baker's shop and three rooms, with...bakehouse and oven' (*Age* 1 May 1880:2). It is believed that the current building was constructed for Joseph Jones c1894 (Fels, Lavelle & Mider 1993, Inventory no 105). In 1899, the building, advertised as 'eminently suitable for a wholesale or retail or manufacturing business', was described as a brick shop and dwelling (*Herald* 11 September 1899:4). In 1901, the building housed a clothing manufacturer (*Age* 17 December 1901:9). A 1917 advertisement for the sale of the property described the building in that year as a two-storey double-fronted brick shop with six rooms (*Argus* 2 April 1917:2). In 1977, the then owners applied to change the use of the building from a factory to a house, and in 1979, the building was refurbished (MBAI 12535; CoMMaps).

The two-storey building at 146-148 (addressed as 101-103 until c1890) Little Lonsdale Street comprises two Victorian residences facing Little Lonsdale Street with a single storey factory built c1921 at the rear of the property (Figure 7) (CoMMaps). In 1884, Mrs Abel lived at 146 and grocer John Caples occupied 146-148 Little Lonsdale Street (S&Mc 1884). John Caples lived in and operated a grocery shop from the premises in 1892 (S&Mc 1892). The two residences are shown on site in 1895 (Figure 2). In 1921 a permit was applied for to build a factory at 146-148 Little Lonsdale. Additions were made to the building in 1924 (MBAI 3405 and 6415). The factory site at 146-148 Little Lonsdale Street, including two old houses, was passed in at auction in 1937 (*Argus* 11 March 1937:4). A permit was requested for alterations to the building in 1943, and by 1962, the property at 142-148 Little Lonsdale Street was used as F Watkins Pty Ltd stables (Mahlstedt Map Section 2, no 7A 1925; MBAI 22777). The buildings at 146-148 Little Lonsdale Street were extensively renovated in 2006 and converted into offices (Figure 7) (CoMMaps).

Edwardian development

Edwardian era (1900-1915) buildings exist at 25 Bennetts Lane and 1-3 Evans Lane. These buildings reflect the growth of the manufacturing sector in the city centre from the early 1900s, after Federation, through until the advent of World War One in 1914, and particularly in the Little Lonsdale Street area after the slum clearances from 1913.

Bennetts Lane (also known as Bennett Lane), once in the heart of the Chinese quarter, was one of the areas affected by the 1913 slum clearances (*Australasian* 28 June 1913:3). Property in this area,

including a condemned residence and workshop at 25 Bennetts Lane occupied by Chinese cabinetmaker, Woon Ack Cheong, was owned by King O'Malley, former Federal minister for home affairs (*Argus* 27 June 1913:12). The current brick factory at 25 Bennetts Lane, also owned by O'Malley, was constructed c1912. In 1913, the factory was leased by cabinetmakers Woon Ack Cheong, Wing War & Co, and G Louey Gooley, and, by 1920, was occupied by Chinese cabinetmaker, Sam Way and Co (S&Mc 1913 and 1920). The name of Sam Way is likely a derivative of Sang Wah, who is listed as a cabinetmaker in Bennett Lane in 1905 (S&Mc 1905). Way and Co operated from the factory at 25 Bennetts Lane until c1930 (S&Mc 1925 and 1930). Lin Wing Wah & Co, also Chinese cabinetmakers, worked from 12 Bennetts Lane in the 1920s and may have been related to Sam (*Argus* 17 June 1924:17). A 1925 map shows cabinetmaker Sam Way also occupying 16 Bennetts Lane (Figure 3). By 1930, the Leather Good Manufacturing Co had opened on the first floor of the building at 25 Bennetts Lane (S&Mc 1930). O'Malley operated his printing press, Maxim, from the ground floor in the 1930s (*Age* 19 February 1938:5). J Wipfli Plastic Co-operated from the building from the 1940s to the 1960s. In 1992, the building at 25 Bennetts Lane was converted into the Bennetts Lane Jazz Club with an upper floor residence (CoMMaps). Bennetts Lane Jazz Club was a well-known jazz venue from 1992 onwards (currently closed).

In 1910, two brick cottages at 1 and 2 Evans Lane were put up for auction (*Age* 19 February 1910:3). Architect W Rain subsequently advertised for tenders for the construction of two-storey semi-detached factories in Evans Lane in 1913, likely on the same site, for owner King O'Malley. The tender was won by builders Reynolds Bros of Fitzroy (*Herald* 18 September 1913:4; MCC registration no 4173, as cited in AAI, record no 74904) (Figure 12). In 1915, cabinetmakers Sing Cheong and Chin Soo operated businesses from 1 and 2 Evans Lane respectively (S&Mc 1915). By 1920, cabinetmaker Chin Soo was the sole occupant of 1-3 Evans Lane (S&Mc 1920). As a part of a program to supply new substations in the 1920s, in 1928 the City of Melbourne called for tenders for the conversion of an existing building in Evans Lane into a substation (*Argus* 28 July 1928:4). The electric substation on the subject site operated under the management of Melbourne City council until the privatisation of the electricity industry saw it transferred to CitiPower Ltd in 1995. Today, 1-3 Evans Lane continues to operate as a substation.

The owner of 25 Bennetts Lane and 1-3 Evans Lane from the first decade of the twentieth century, King O'Malley (c1858–1953), was a politician born in North America and arriving in Melbourne in 1888. A keen federalist, O'Malley campaigned as an independent for the new House of Representatives, coming second in the election. In 1901 he joined the Australian Labor Party, which eventually supported his proposal for a national bank (the Commonwealth Bank). Twice minister for home affairs, he invested in many houses in Melbourne, some of them slum cottages (Rimon 2006 and Hoyle 1988).

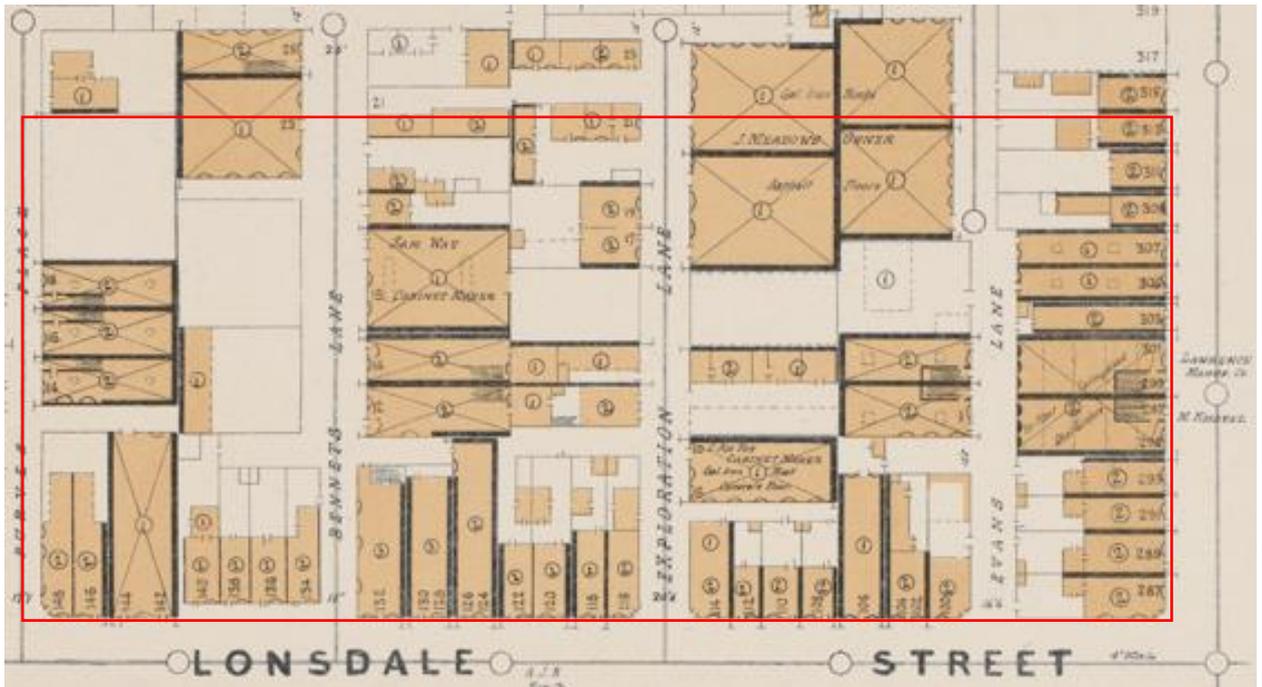


Figure 3. The precinct in 1925. (Source: Mahlstedt Map 1925, Section 2 no 7A)

Interwar development

Interwar (1916-1939) buildings exist at 11-21 Bennetts Lane, 23 Bennetts Lane and 295-301 Exhibition Street; and at 100, 106, and 134-144 Little Lonsdale Street. The buildings reflect the continued demand in the 1920s and 1930s for factory and warehouse space in the city centre for the growing manufacturing sector.

In 1917, four brick two-storey houses at 15-21 Bennetts Lane (Figure 10) were put up for auction (*Argus* 13 October 1917:2). The houses were demolished by 1920, and the allotment remained vacant until 1 June 1928 when the Salvation Army opened a new soup kitchen on the site at 21 Bennetts Lane (S&Mc 1920). One of a number of food and accommodation facilities established across Melbourne by the Salvation Army, the premises at Bennetts Lane supplied food to the large numbers of people left without employment because of the widespread economic depression of the time. After the Salvation Army vacated the premises in 1930, the building was divided into three addresses by 1934: 17, 19 and 21 Bennetts Lane (*Herald* 8 August 1930:16). Scrap metal merchant, S S Stone, occupied the premises at 21 Bennetts Lane in 1934 (*Herald* 6 January 1934:33), and lift engineers, Allsop Bros, tenanted the building at 17 Bennetts Lane in 1937 (*Age* 12 June 1937:19). Meik Bros Pty Ltd, metal workers, worked from 19 Bennetts Lane in 1934, and Livingston Foster Advertising Co worked from the same address in the 1950s (*Herald* 2 July 1934:21; *Age* 1 July 1954:12). In 2003, the building, addressed today as 11-21 Bennetts Lane, was extensively refurbished, including the addition of a top storey, for use as three offices (CoMMaps).

A trustee's auction sale of land and buildings at 295 and 301 Exhibition Street was held in April 1920. The site was described as 'suitable for a motor garage, factory, or shops' in a portion of the city that was 'rapidly improving' (*Argus* 28 April 1920:3). In 1936, managing director of Palfreyman Motors, F A Palfreyman, announced the opening of new city premises at 295-301 Exhibition Street to supplement the parent organisation in Chapel Street, South Yarra. Constructed for the owners of the site, the Lebanese Taweel family: Nicholas and Sharijeh Taweel (Figure 4), and their children, the premises

incorporated more than 5000 square feet of showroom space and office accommodation (*Age* 30 July 1936:6). The building at 295-301 Exhibition Street was put up for auction in March 1940, when it was described as a 'modern showroom and factory...comprising an attractive two-story brick building, well lighted with large show window, brick and concrete floors, separate entrance, ample toilet arrangements, excellent loading facilities' (*Argus* 2 March 1940:19). In the 1950s, the Millsoms conducted a clothing manufacturing business from 295 and a real estate business from 301; in the 1980s, the building at 295-301 housed the Khan Mongolian Barbeque Restaurant (*Age* 13 September 1952:23; *Age* 10 April 1953:10; *Age* September 24, 1982:35).



Figure 4. Nicholas Taweel and his wife Sharijeh, Melbourne, 1912. (Source: SLV)



Figure 5. From RHS to LHS, 120-132 Little Lonsdale Street (HO984) between Bennetts Lane and Exploration Lane, 1967. Former Leitrim Hotel shown in centre. (Source: Halla 1967, SLV)



Figure 6. The second group of buildings from the RHS (in the middle of the photo) comprise 116-132 Little Lonsdale Street (HO984), then Bennetts Lane, then 134-144 and 146-148 Little Lonsdale Street, then Davisons Place, 1966. In the foreground is 100-106 Little Lonsdale Street with a car mechanic premises with a large frontage setback in front of Exploration Lane. (Source: Halla 1966, SLV)

Henry Edmeades Tolhurst, architect

Henry Edmeades Tolhurst (1837-1902), architect, engineer and surveyor was employed as Town Clerk to the Borough of Eaglehawk near Bendigo. He obviously spanned many skills across local government as he also completed commissions for several public buildings in Bendigo and Eaglehawk before moving to Abbotsford. His next position was as city surveyor and engineer for the City of Collingwood. Whilst in this position he continued to practice as an architect and was responsible for extensions to St Joseph’s church in Collingwood, a brewery in Victoria Street and a shoe factory in Stafford Street Collingwood. His commission for the Leitrim Hotel was commissioned by the Victoria Brewing Company to replace an earlier hotel of the same name.

PRECINCT DESCRIPTION

Little Lon Precinct 116-132 Little Lonsdale Street HO984

The existing Little Lon precinct includes properties between 116-132 Little Lonsdale Street. The expanded precinct includes places east and west of the existing precinct from 100-110 and 142-148 Little Lonsdale Street, Exploration Lane, Evans Lane and Bennetts Lane. The precinct is low rise and buildings are between two and three storeys. One place, the former Leitrim Hotel at 128 Little Lonsdale Street, has an individual HO and is on the VHR. Place types represented include residential, commercial, manufacturing, shops and a hotel. These range across several different building periods including Victorian, Edwardian and interwar, as well as contemporary infill places. The precinct includes several laneways that provide opportunities for additional views and building frontages mid-block.

Between Evans and Exploration Lanes

Three places between Evans and Exploration Lane have small site footprints and are of two storeys. These include the 1894 former brick shop and dwelling, flanked by two interwar commercial buildings also each of two storeys (Figure 11). Both have undergone some renovation to their facades and some windows have been replaced, however their scale is similar to that of no.102. No.8 Exploration Lane is a thirty-storey residential tower and is the one tall building within the precinct.

Between Exploration Lane and Davisons Place

This area is already partly in the Heritage Overlay and comprises several Victorian buildings of different eras, both early, mid and late Victorian. The 1862 former brick shop and residence at the corner of Exploration Lane retains much of its Victorian character with the splayed corner (Figure 8). The two houses at 120-122 Little Lonsdale Street are Victorian residences built c.1872 (Figure 9). No.124-126 is a converted interwar industrial building with the pilasters and parapet remaining of its original appearance. Windows have been replaced but its height of two storeys fits the scale of the precinct. The former Leitrim Hotel at 128-130, built in 1888, has an unusually intact and decorated stuccoed façade and is individually significant within the precinct. This three-storey building matches the scale of no.132, a red brick warehouse and factory built c1907 that forms a strong edge to Bennetts Lane and is able to be viewed in three dimensions.

From Bennetts Lane to Davisons Place the Little Lonsdale streetscape is also predominantly of face brick, comprising a two-storey residence and shop surrounded by single storey factory and warehouse. These buildings have all been converted to offices with an additional storey added to the roofline of no.134-144.

Evans Lane

Evans Lane gives access to the rear of the Exhibition Street buildings and the electricity supply substation adapted for this use in 1910. These buildings are of face red brick, of utilitarian design and feature concrete sills and lintels. The rear of buildings at 295-301, 303, and 305-307 Exhibition Street continue the material palette of red brick and cement render detail and are of one-three storeys. The rear of 303 Exhibition Street is more recently constructed than the neighbouring buildings.

Bennetts Lane

11-21 Bennetts Lane comprises a large brick interwar factory with additional floor added in roof glazing in 2006. The small two-storey gable roofed factory at 25 Bennetts Lane was constructed in 1915 (undergoing renovations in 2018). Bennetts Lane retains a low scaled industrial character despite the individual alterations to the former factories and their conversion to offices (Figure 10).

Exhibition Street

295-301 Exhibition Street comprises a two-storey building of 1936 with showroom on the ground floor and offices above. It retains much of this arrangement in its large ground floor openings, including a pair of single recessed entry doors to each end of the ground floor and a band of windows separated by brick pillars on the first floor. No.303 Exhibition Street is a narrow two storey Victorian shop with alterations to the ground floor. The rear has been rebuilt to the boundary of Evans Lane. No.305-307 Exhibition Street is a single storey shop that has been heavily modified but has a rear elevation that contributes to Evans Lane.



Figure 7. Little Lonsdale Street from corner of Davisons Place, with no.146-148 in foreground. (Source: Context 2017)



Figure 8. Little Lonsdale Street Precinct, from corner of Little Lonsdale and Exploration Lane. (Source: City of Melbourne 2018)



Figure 9. 120-122 Little Lonsdale Street, c1855 and in HO984. (Source: Context 2017)



Figure 10. Bennetts Lane looking north towards Little Lonsdale Street, 25 Bennetts Lane is in the foreground with the renovated factory complex of 23 and 11-21 in the distance. (Source: Context 2017)



Figure 11. 100-106 Little Lonsdale Street, part of the extension to HO984. (Source: Context 2017)



Figure 12. 1-3 Evans Lane, interwar factories converted to a substation. (Source: Context 2017)

INTEGRITY

The Little Lonsdale Street Precinct includes buildings and laneways and retains its fine-grained character with small allotments and a network of lanes. The current buildings represent the early to late Victorian, Edwardian and interwar periods with some contemporary adaptation of several former industrial buildings. The precinct comprises examples of residential, commercial and industrial buildings, some converted to commercial offices. The laneway network of Evans, Exploration, Bennetts Lanes and Davisons Place is still evident and dates from before 1895. Several places including 1-3 Evans Lane, 120-122 and 128-130 Little Lonsdale Street are little changed, whereas other adapted buildings are still legible and maintain a low rise scale up to two-storeys. The whole precinct still retains its identity as a mixed-use precinct.

COMPARATIVE ANALYSIS

Precincts with laneways and small streets

The city's lanes are places of intimate and rich urbane experiences, offering a diversity of choice from bustling and congested social places to sanctuaries of quiet solitude. The laneway's locations, orientations and widths serve as tangible markers to a changing urban morphology and public space network, which has resulted from the subdivision or consolidation of land within the Hoddle blocks, while their names provide enticing clues to former land uses, businesses, owners or notable people in the city's history. The city's small streets reflect their more restrictive fire regulations with a smaller scale of building evident.

Guildford and Hardware Lanesways Precinct (HO1205)

The Guildford and Hardware Lanes Precinct comprises a nineteenth century laneway network within the larger street layout of the Hoddle Grid. It reflects the development of warehouses and businesses that congregated out of the retail core in the late nineteenth century. The precinct is significant for its distinctive streetscapes with diverse architecture, narrow footprints and dominant materials of red brick, stucco and bluestone.

Bank Place Heritage Precinct (HO503)

Bank Place is an urban precinct associated with the development of the Melbourne financial and legal district. It contains a visually cohesive group of distinctive architectural forms clustered around the early street, Bank Place. Many of the important architectural styles from nineteenth and early twentieth century Melbourne are represented in the precinct. The short street and its built enclosure at each end, including the important terminal view to Normanby Chambers, provide a distinctive scale. Unusual for its enclosure, architectural diversity and cohesive scale, Bank Place is a high-quality central city precinct from the nineteenth and early twentieth centuries.

Drewery Lane Precinct (Interim HO1290)

The Drewery Lane Precinct comprises places linked to the tobacco industry of Snider and Abrahams, a dense laneway network with commercial and manufacturing premises. It contains examples of three buildings by Nahum Barnet and one technically significant and early reinforced concrete warehouse.

The street frontages comprise diverse buildings from the Victorian, Edwardian and interwar periods, some with high integrity.

The Little Lonsdale Street Precinct includes places and laneways that represent the history, use and activities from the early Victorian era to contemporary times. These places add to the understanding of the area and are complementary to the existing Heritage Overlay. The Little Lonsdale Street Precinct has very similar attributes to the precincts described, including small scale buildings and a dense network of lanes serving property frontages. Many of the buildings complement each other visually through the widespread use of face red brick and rendered surfaces.

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 a precinct.

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

PRECINCT CATEGORY SCHEDULE

CoM Property ID	Number	Street	Grading
101021	11-21	Bennetts Lane	Contributory
101022	23	Bennetts Lane	Contributory
103590	1-3	Evans Lane	Contributory
106056	2-14	Exploration Lane	Non-contributory
103610	295-301	Exhibition Street	Contributory
103611	303	Exhibition Street (Evans Lane frontage)	Contributory
103612	305-307	Exhibition Street (Evans Lane frontage)	Contributory
106059	100	Little Lonsdale Street	Contributory
106058	102-104	Little Lonsdale Street	Contributory
106057	106	Little Lonsdale Street	Contributory
106055	116-118	Little Lonsdale Street	Contributory
106054	120-122	Little Lonsdale Street	Significant (HO1296)
106053	124-126	Little Lonsdale Street	Contributory
106052	128-130	Little Lonsdale Street	Significant (VHR H2422, HO989)
106051	132	Little Lonsdale Street	Contributory
106050	134-144	Little Lonsdale Street	Contributory
106049	146-148	Little Lonsdale Street	Contributory

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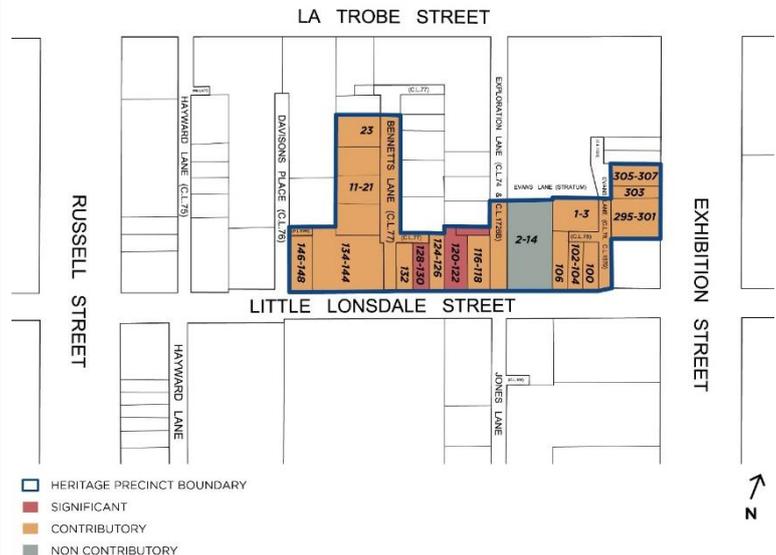
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STATEMENT OF SIGNIFICANCE

Heritage Place: Little Lonsdale Street Precinct

PS ref no: Interim HO1297



What is significant?

The Little Lonsdale Precinct including 100-148 Little Lonsdale Street, 11-23 Bennetts Lane, 1-3 Evans Lane, 295-301 Exhibition Street, the rear of 303-307 Exhibition Street, 2-14 Exploration Lane, Bennetts Lane, Exploration Lane and Evans Lane, Melbourne is significant.

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

- The commercial and warehouse buildings constructed from c1840s to c1936, as shown on the precinct map.
- The overall consistency of building form (two- to three-story scale).
- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar residential, commercial and industrial buildings, and the key features and original detailing characteristic of their respective styles and typologies.
- The industrial streetscapes throughout the fine grain network of laneways comprising Bennetts, Evans and Exploration lanes and Davisons Place.

The buildings at 11-21 and 23 Bennetts Lane, 1-3 Evans Lane, 295-301 Exhibition Street, and 100, 102-104, 106, 116-118, 124-126, 132, 134-144 and 146-148 Little Lonsdale Street are contributory. The Evans Lane frontages of 303 and 305-307 Exhibition Street are also contributory.

The buildings at 120-122 and 128-130 Little Lonsdale Street are significant.

Non-original alterations and additions to the contributory buildings are not significant.

The building at 2-14 Exploration Lane is non-contributory to the precinct.

How it is significant?

The Little Lonsdale Street Precinct is of local historic, representative, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

The Little Lonsdale precinct is historically significant for its demonstration of less salubrious 'fringe' areas in the central city, and as a working-class residential precinct for mostly Irish immigrants who had settled by the late 1840s and early 1850s in an area referred to as 'Little Lon' (Little Lonsdale Street bounded by Spring Street, Exhibition Street, La Trobe Street and Lonsdale Street). The Little Lonsdale Street Precinct is historically significant for its association with phases of migration, firstly by the Irish, and later by the Chinese, Germans, Jews, Lebanese and Italians who were part of a later wave of migration after the 1890s depression, often working as hawkers, small traders, or in the case of the Chinese, cabinetmakers and laundrymen. (Criterion A)

The Little Lonsdale Street Precinct demonstrates changing functions in the central city from residential to manufacturing and commercial use, workshops, small factories and shops. Following the razing of the area east of Exhibition Street the Little Lonsdale Street Precinct is significant as a remnant of the vibrant and complex community that evolved in the area from the 1840s. (Criterion A)

The Little Lonsdale Street Precinct is significant for its evidence of at least three phases of development from the 1870s to the 1940s. The Victorian era is represented by buildings at 102, 116, 120 and 146-148 Little Lonsdale Street and includes the Leitrim Hotel at 128 Little Lonsdale Street designed by Henry E Tolhurst. Edwardian factories and small warehouses are at 11-21 and 23 Bennetts Lane, 1 Evans Lane, 132 and 134 Little Lonsdale Street and the rear of no.146-148 Little Lonsdale Street. The interwar period is represented by commercial buildings at 100, 106, 124 Little Lonsdale Street. (Criterion D)

The Little Lonsdale Street Precinct is aesthetically significant for the combination of low-scale two to three storey buildings on both Little Lonsdale Street and within its laneway network. The buildings of the precinct generally complement each other through the use of predominantly red brick and stucco materials. The Little Lonsdale Street Precinct demonstrates a high level of integrity, particularly in the core group of buildings between 116 and 132 Little Lonsdale, and these are supported by the others of similar scale and materials. Evans Lane is aesthetically significant for the highly intact substation at 1 Evans Lane and the rear of the properties between 295 and 307 Exhibition Street that border it. Bennetts Lane frames views to the south of the Wesley church spire. The highly decorative Leitrim Hotel with intact stucco façade is of individual aesthetic significance. (Criterion E)

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

Primary source

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