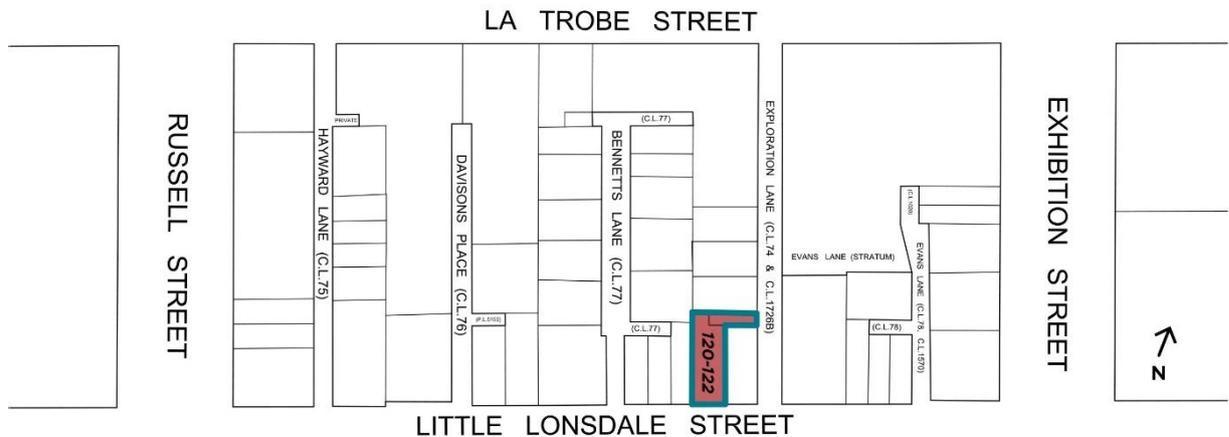


SITE NAME	Residences
STREET ADDRESS	120-122 Little Lonsdale Street Melbourne
PROPERTY ID	106054



SURVEY DATE: January 2018		SURVEY BY: Context	
HERITAGE INVENTORY	H7822-1109	EXISTING HERITAGE OVERLAY	HO984 Little Lon Precinct
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
		BUILDER:	Not known
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	c1855/1869-70

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	8.1 Housing the population

LAND USE

HISTORIC LAND USE	
Archaeological block no: 7	Inventory no: 109
Character of Occupation: Commercial, Residential	
Original grantee John Wollaston commenced subdivision of this corner in 1850. Owned by Mrs Skinner c1854/5 with ratebook entry for single storey brick pair of three rooms each. Possible boarding house use 1860s & 1870s. Building remodelled c1855. By 1871 purchased by Mr John Glavin (owner of adjoining Exploration Hotel).	
1866 Cox	
1880 Panorama	Shows row of buildings along Little Lonsdale St.
1905/6 Mahlstedt	Two-storey building.
THEMATIC MAPPING AND LAND USE	
1890s	Commercial, Residential
1920s	Commercial, Residential
1960s	Commercial, Residential

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

The pair of houses at 120-122 Little Lonsdale Street were built for John Glavin, proprietor of the nearby Exploration Hotel in 1869-70. They are part of the Little Lonsdale Street Precinct.

HISTORICAL CONTEXT

Living in the city

Housing the population

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).

The population boom in Melbourne following the gold rushes of the early 1850s saw increased subdivision in Melbourne's 'Little' streets and lanes for residential use, particularly in the north-east part of the town. By the early 1850s most of the sites between the ubiquitous corner hotels had been occupied by small shops, offices and homes. Over the next thirty years the gaps were filled in and existing buildings added to or face-lifted. In the lanes were an increasing number of new, small cottages and shops, sometimes of only one or two rooms (Butler, 2010)

SITE HISTORY

Original grantee John Wollaston commenced subdivision of this corner in 1850. In 1854-55 the subject site was owned by Mrs Skinner with the ratebook entry noting that the site comprised a single storey pair of brick houses with each house comprising three rooms. Bibb's plan of 1856 shows a similar outline for each house, and De Gruchy and Leigh's 1866 view appears to show a one-storey pair on the site, while the rate description is unchanged. Rate descriptions from 1868-70 describe houses of 5-6 rooms each indicating that at this time the houses were redeveloped to a two-storey pair (Butler, 2010).

Former policeman and owner of adjoining Exploration Hotel John Glavin called for tenders for 'repairs' in March 1869, but must have decided to rebuild instead, and in April 1869 tenders were called for 'taking down two houses adjoining the Exploration Hotel, Little Lonsdale Street' (Fels, Lavelle & Mider 1993, inventory no 109). Glavin notified Council in May of his intention to build two small houses on the site. Tenders were called in July to erect a closet (toilet) and in September for two kitchens. Two flights of stairs and ledged and braced doors were advertised for sale in July as probable remnants of the previous houses on the site. By 1871 the rate description of both 120 and 122 was 'Bk house 5 rooms 13x70' with a Net Annual Value (NAV) of £40 each (Butler, 2010).

By 1872, the current houses at 120-122 Little Lonsdale Street (then known as 121-123 Little Lonsdale Street East) were certainly erected (S&Mc 1873). In 1875, the properties were advertised for sale by auction, being described as ‘a valuable city property...not long been built’ (*Argus* 27 July 1875:2). Several years later, in 1879, the properties were auctioned again, noted as ‘equal to new’ and ‘the best in the neighbourhood’ with garden, yard and right of way to the rear (*Age* 18 December 1879:4).

John Glavin often appeared in police reports on robberies and assaults in the hotel as well as in the dwellings on the lane side of the hotel. The area of Little Lonsdale Street is often referred to in police reports being made up of brothels, hovels and, in one report from 1862, ‘A School of Vice’ (*National Trust News*, vol 3, no.3:27). In 1895 the site of 120 Little Lonsdale Street (or its adjacent building) is shown as ‘carpenter’s shop’ (Figure 1) (MMBW Detailed Plan 1895).

After a series of owners, the two houses were reunited under a single ownership by James Claude Henderson, a Parkville engineer, in 1941. The whole property was used as a discotheque known as the Mad Hatter in the 1960s Beatle era (Butler, 2010).

120-122 Little Lonsdale Street is part of the Little Lonsdale Street precinct, formerly the Little Lon Precinct.

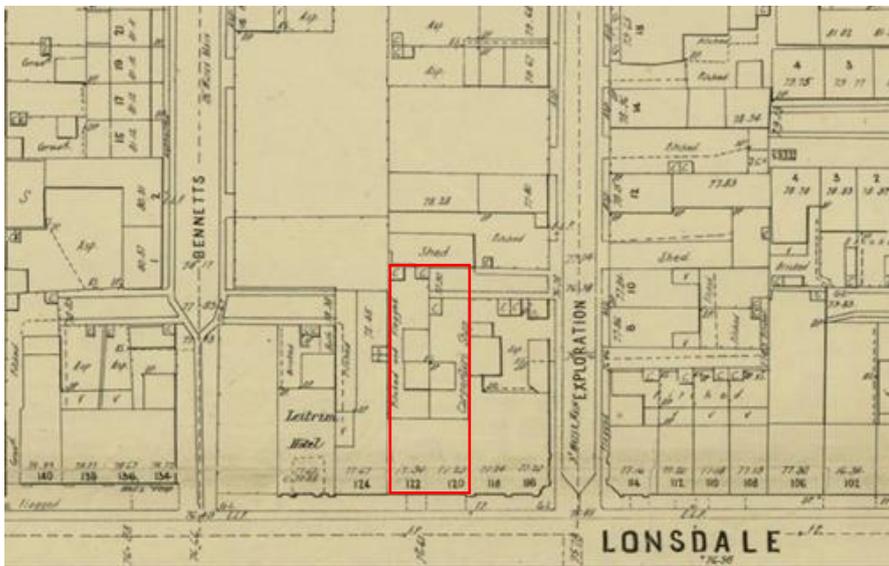


Figure 1. 120-122 Little Lonsdale Street in 1895. (Source: MMBW Detail Plan no 2019, 1895)

SITE DESCRIPTION

The pair of row houses at 120-122 Little Lonsdale Street were built in 1869-70, replacing two houses built in the early 1850s. The two houses are simple mid-nineteenth century row houses, built to the footpath in front and with rendered brick facades and simple classical detailing. The facades are unadorned apart from a moulded parapet cornice supported by brackets at each end, and a plain string course at the first-floor level. Although now converted into one residence, the original front facades have been retained with the former bluestone doorstep of no.120 kept but a window replacing the former doorway. A substantial two-storey addition has been made to the rear of the house, which is not visible from the street. The site comprises a right-of way access through to Exploration Lane. The window sashes all appear to be replacements. The houses at some time were converted into a single dwelling, and after 1966 the front door to no. 120 was converted into a window, with a new bluestone sill to match the existing window (Butler, 2010).

INTEGRITY

120-122 Little Lonsdale Street presents to the street as an early pair of houses built to the property boundary. The street frontages present a relatively intact appearance apart from the replacement of sash windows and one door converted to a window. The back yards have been built over and a large extension is visible from Exploration Lane.

COMPARATIVE ANALYSIS

The theme of living in the city is demonstrated in several different place types. A few early small two storey residences remain from the 1850s and 1860s such as 330 King Street and 215-217 Swanton Street, but the most common type is the mid to late Victorian shop and residence. This type has the ground floor, generally with large windows and a residence above. An example is 474 Little Lonsdale Street. Living in the city above the shop was commonplace up until the early twentieth century when other uses started to dominate and people left the city for the suburbs. The house at 20 Ridgway Place is an unusually late example of housing being built in the city. By the 1920s flats became more popular, resulting in a different building typology.

17 Casselden Place, 1876 (VHR H2267; HO555;)

An 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.



Figure 2. 17 Casselden Place constructed 1876. (Source: CoMMaps)

20 Ridgway Place, 1898 (Interim HO1259 – recommended as significant in the Hoddle Grid Heritage Review)

20 Ridgway Place is one of relatively few residential buildings remaining in the Hoddle Grid. While certainly not the earliest, it is nevertheless an important reminder of living in the city. It is relatively intact, having not undergone conversion to a shop such as some of the above examples.



Figure 3. 20 Ridgway Place constructed 1896. (Source: Context 2017)

474 Little Lonsdale Street, c1870s (Interim HO1282 – recommended as significant in the Hoddle Grid Heritage Review)

This 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.



Figure 4. 474 Little Lonsdale Street constructed 1879. (Source: Context 2017)

Le Louvre, 74 Collins Street, 1855 & 1927 (HO569)

The only early residential building originally built in 1855 remaining from this period at the top end of Collins Street, which once contained a number of doctor's surgeries and their attached houses.



Figure 5. 74 Collins Street, former residence and surgery constructed 1855 and converted to a shop in 1927 (Source: CoMMaps)

330 King Street, 1850 (HO680)

A two-storey rendered brick shop and dwelling. Built by James Heffernan in the Colonial Georgian style in 1850. The two-storey rear section was added in the 1880's.



Figure 6. 330 King Street constructed 1850. (Source: CoMMaps)

261 William Street, 1856 (HO1088)

Two-storey brick former warehouse/store. Built in 1856 as part of the old Metropolitan Hotel and converted to a shop in the 1920's.



Figure 7. 261 William Street constructed 1856. (Source :Context, 2016)

120-122 Little Lonsdale Street has the appearance of early housing from the 1850s but has been dated to the early 1870s. It is unusual for its residential appearance at ground level, not having been used as or converted to a shop. Although now altered to become one house, it is still legible as a pair. No.17 Casselden Place corresponds to the same period of construction to 120-122 Little Lonsdale Street. Like 261 William Street and 74 Collins Street, 120-122 Lonsdale Street provides a demonstration of living in the city.

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

120-122 Little Lonsdale Street are also contributory to the Little Lonsdale Street Precinct.

REFERENCES

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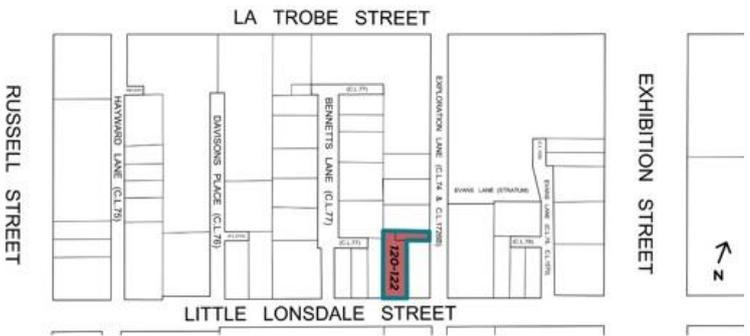
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Melbourne Planning Scheme (MPS), 'Melbourne and its Heritage Precincts', reference document to Clause 22.06 Heritage Precincts Policy of the Melbourne Planning Scheme, <https://www.melbourne.vic.gov.au>, accessed 2 May 2018.

PREVIOUS STUDIES

Central Activities District Conservation Study 1985	B
Central City Heritage Study 1993	B
Review of Heritage overlay listings in the CBD 2002	C
Central City Heritage Review 2011	Ungraded

STATEMENT OF SIGNIFICANCE

<p>Heritage Place: Residences</p>	<p>PS ref no: Interim</p>
	<p>HO1296</p> 

What is significant?

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

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

- The building’s original external form, materials and detailing;
- The building’s high level of integrity to its original design;
- Pattern and size of original fenestration, and original bluestone sills;
- Simple rendered façade with simple classical detailing;
- Moulded parapet cornice supported by brackets at each end and a plain string course at the first-floor level; and
- Original bluestone doorstep (at no.120).

More recent alterations, including the replacement sash windows, are not significant.

How it is significant?

120-122 Little Lonsdale Street, Melbourne is of local historic, rarity and representative significance.

Why it is significant?

The pair of houses at 120-122 Little Lonsdale Street is historically significant for its demonstration of less salubrious 'fringe' areas of mostly Irish immigrants, which had emerged by the late 1840s and early 1850s in an area referred to as 'Little Lon'. The two earlier houses on the site of 120-122 Little Lonsdale Street have their origins in this period, with the current houses replacing these in the early 1870s. (Criterion A)

120-122 Little Lonsdale Street is a rare example of early residences in the central city. Although several other early examples exist (all with individual HOs) at 74 Collins Street, 330 King Street and 261 William Street and 215-217 Swanston Street (recommended for HO), nos.120-122 Little Lonsdale Street is unusual in its retention of the ground floor residential appearance. The pair of houses compare in period and style with 17 Casselden Place of 1876. (Criterion B)

The pair of houses at 120-122 Little Lonsdale Street is significant for its residential typology of the mid-Victorian period. Attributes of the place include the simple and unadorned façade that is reflective of early Victorian design and construction, and the plain rendered wall surface with minimal ornamentation. The sash windows and the one remaining door onto the street reinforce its residential typology. 120-122 Little Lonsdale Street contributes to an unusually cohesive early streetscape in Little Lonsdale Street. (Criterion D)

Primary source

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