

<b>SITE NAME</b>	Warehouse
<b>STREET ADDRESS</b>	1-5 Coverlid Place Melbourne
<b>PROPERTY ID</b>	102243



SURVEY DATE: October 2017

SURVEY BY: Context

**HERITAGE INVENTORY** H7822-1519

**EXISTING HERITAGE OVERLAY** No

**PLACE TYPE** Individual Heritage Place

**PROPOSED CATEGORY** Significant

**DESIGNER / ARCHITECT / ARTIST:** Not known

**FORMER GRADE** Ungraded

**BUILDER:** Not known

**DEVELOPMENT PERIOD:** Victorian Period (1851-1901)

**DATE OF CREATION / MAJOR CONSTRUCTION:** 1870, c1910-1921

**THEMES**

<b>ABORIGINAL THEMES</b>	<b>SUB-THEMES</b>
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
<b>HISTORIC THEMES</b>	<b>DOMINANT SUB-THEMES</b>
13 Enjoying the city	13.6 Eating and drinking

**LAND USE**

<b>HISTORIC LAND USE</b>	
<b>Archaeological block no:</b> 31	<b>Inventory no:</b> 519
<b>Character of Occupation:</b> Commercial	
Building lot created by subdivision 1846-52 owned by Pat Casey. Stables on site prior to 1870, then 'unfinished' house owned by Charles Downie proprietor of the nearby Australia Felix Hotel (at 168-174 Bourke Street)	
1880 Panorama	
1888 Mahlstedt	Three-storey brick store built on site 1870-71 (shown on 1888 and 1905 maps).
1905/6 Mahlstedt	As above
<b>THEMATIC MAPPING AND LANDUSE</b>	
1890s	Warehouse
1920s	Office
1960s	Office

**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 former warehouse at 1-5 Coverlid Place Melbourne, constructed in two stages from 1871-1921, is significant as an early store built for hotel use and later added to and adapted for use as offices and a meeting room by the Total Abstinence Society. It is representative of the warehouses and industrial buildings in the Hoddle Grid.

## HISTORICAL CONTEXT

### Enjoying the city

#### *Eating and drinking*

Alcohol was a mainstay of a frontier colonial town. During the early period of settlement, many people resorted to alcoholic beverages rather than drink the city's unpalatable and contaminated water. Hotels were abundant in Melbourne; in working-class areas, such as Carlton, there was virtually one on every corner. One of the CBD's first permanent buildings was Fawkner's Hotel, established in 1836 on the corner of William Street and Flinders Lane (Context 2012: 98).

A weakness for drink was considered by many in the Victorian era as a human failing; self-improvement and moral fortitude were the values to strive for. The consumption of hard liquor generally went hand-in-hand with gambling and with Melbourne's lively night life. Social problems associated with drunkenness in late nineteenth-century Melbourne made alcohol a chief cause for steps towards social reform, resulting in the establishment of the powerful temperance movement and local abstinence societies (Context 2012: 90, 98).

Hotels responded to the changing times and circumstances. In the early 1900s, falling hotel standards and pressure from the temperance movement prompted the state government to reduce the number of liquor licenses. From 1907 the Licences' Reduction Board reduced the number of hotels in all districts. Many hotel buildings were subsequently demolished or adapted to different uses; other hotel owners upgraded and refurbished their buildings from this period through to the 1920s and 1930s in order to meet the new licensing conditions that were contingent on the provision of adequate accommodation and other facilities (Dunstan 2008).

## SITE HISTORY

The subject site is part of Section 1, Block 23, purchased in April 1839 by a Sydney businessman Archibald Mossman, who also bought sections 2, 3, 4 and 20 in the same block (DCLS).

Coverlid Place was known as Healy Lane until the 1890s. Located between Coverlid Place, off Little Bourke Street, and Golden Fleece Alley at the rear of the east side of Russell Street, the subject property at 1-5 Coverlid Place consists of two building lots created by an 1846-52 subdivision. The north allotment (formerly numbered 5 Coverlid Place) and the south allotment (1-3 Coverlid Place) were respectively owned by John Comber and Pat Casey. Later, Coggan Brumby and Charles Downie, a hotelier, owned the northern lot and Rachell Watson and Michael Dawson owned the southern lot; the allotments were amalgamated under the ownership of Emma Dawson (possibly Michael's widow) by 1880 (Butler 1989, Vol 3:10).

The current three-storey building at 1-5 Coverlid Place was built in two stages. A three-storey store was constructed in 1870-71 on the northern allotment, most likely for Charles Downie. It was later owned by Michael Dawson. Prior to the store's construction, Downie operated stables on the site. Downie was the proprietor of the adjacent Australia Felix Hotel (later Morell's Family Hotel, then Richardson's Hotel) at the corner of Bourke and Russell streets, and in 1868 applied to build a 'large store' at the rear of his hotel (Butler 1989, Vol 3:10). As it was never listed in street directories or rate books as an individual structure, it is likely that the building was used as rear storage for the hotel during the nineteenth century.

Around the same time, two brick cottages with slate roofs and stone foundations existed on the southern allotment. In 1870, this parcel of land was advertised for sale. The building on the allotment was described as having two levels and four rooms, with 'out offices' (*Argus* 3 August 1870:2).

Graeme Butler described the appearance of the buildings at 1-3 and 5 Coverlid Place in a c1870 panorama as follows:

*[The] panorama shows the store [5 Coverlid Place] with a mansard-like roof, with two skillion roofs descending from a central platform, and appearing like a brewing tower. Beside it (1-3 Coverlid) are two row houses with transverse-ridge gabled roofs* (Butler 1989, Vol 3:10).

According to the 1910 Fire Survey Plan, the cottages formerly at 1-3 Coverlid Place were demolished between 1895 and 1910 (Figure 1 & Figure 2), and the store at 5 Coverlid Place had two openings on the west and east elevations in 1910 (Figure 2; Mahlstedt Map Section 1, no 4, 1910).

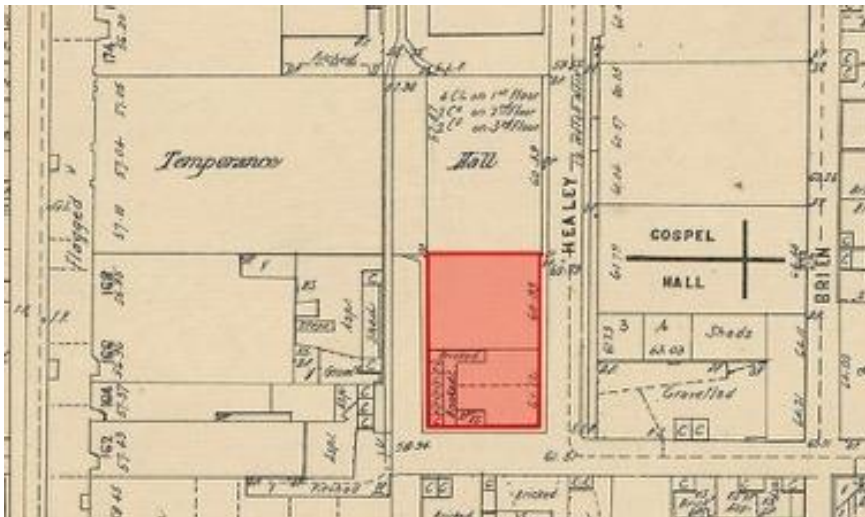


Figure 1. The current extent of land at 1-5 Coverlid Place is marked by the red square on a section of a MMBW plan. Coverlid Place was known as Healy Lane until the 1890s. (Source: MMBW 1895, SLV)

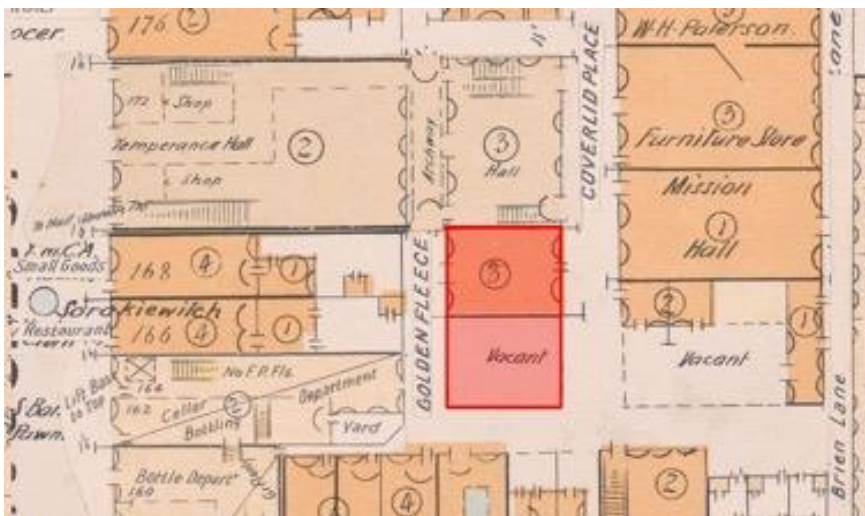


Figure 2. The current extent of land at 1-5 Coverlid Place is marked by a red square on a section of the Mahlstedt plan in 1910. (Source: Mahlstedt 1910, SLV)



In 1899, both allotments were owned by the National Trustees Executors & Agency, and following a land sale in 1920, the subject site was owned by the Total Abstinence Society, which operated the Temperance Hall at 170-172 Russell Street (*Argus* 14 April 1920:2; Butler 1989, Vol 3:10).

Graeme Butler notes that the current building on the south allotment or 1-3 Coverlid Place was built in 1922. In 1921, the City of Melbourne rate book recorded the subject building with a footprint measuring 50 by 32 feet (RB 1921-1925; Butler 1989, Vol 3:10).

Like many other nineteenth century warehouses in a laneway setting, the subject building underwent alterations due to changing ownership over time, to accommodate the needs of the owners. During The subject building at 1-5 Coverlid Place was used as a secondary office space housing meeting rooms during the Total Abstinence Society's ownership of the place. At that time, its primary elevation was on the west side, facing Golden Fleece Alley, and the entrance on the east elevation was bricked (Figure 3; Mahlstedt Map Section 1, no 4, 1925). Being addressed to Coverlid Place today, the subject building still retains the early detailing in the elevation facing Golden Fleece Alley, including the ruled render finish.

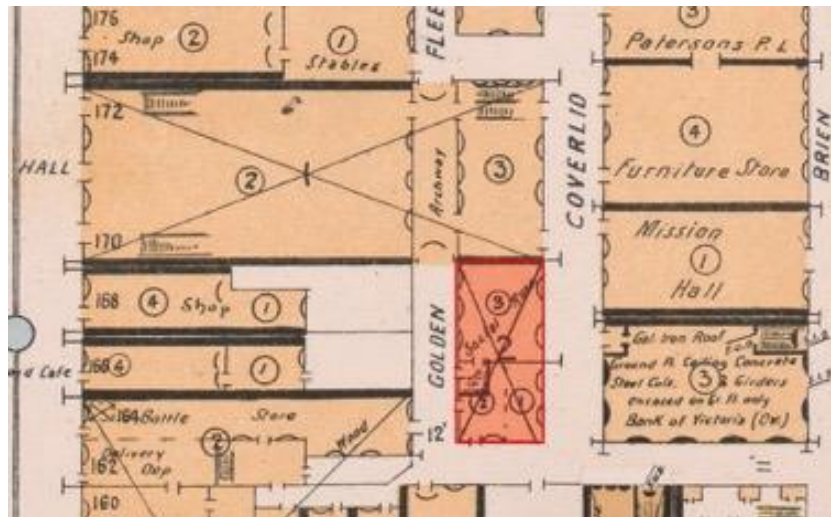


Figure 3. The current extent of land at 1-5 Coverlid Place is marked by a red square on a section of the Mahlstedt plan. (Source: Mahlstedt 1925, SLV)

The subject site was purchased by the Melbourne City Council in 1961, when the Council acquired the former Temperance Hall (then Savoy Theatre) site and the adjacent Russell Street lands at a cost of £88,750 to construct an eight-storey car parking, currently known as Total House (HO1095) (*Age* 30 May 1961:14). In 1963, the Savoy Theatre was demolished to make way for Total House, and 1-5 Coverlid Place remained as an independent structure.

The post-1960s amendments of the Mahlstedt plan shows the subject building consisting of single and three storeyed sections with street accesses from both Golden Fleece Alley and Coverlid Place (see Figure 4; Mahlstedt Section 1, no 4, 1948). With the construction of Total House, Golden Fleece Alley became a dead-end street, and the east side (Coverlid Place) became the primary elevation.

The use of 1-5 Coverlid Place during the 1960s and 1970s after the closure of the Temperance Hall is not clear. The site at 1-5 Coverlid Place, which was described as having been erected with a 'three-

storey office', was sold by auction in 1978, and in 1979-80 the building was refitted for conversion as a restaurant. It housed an adult cinema until recently (Age 8 July 1978:71; CoMMaps).

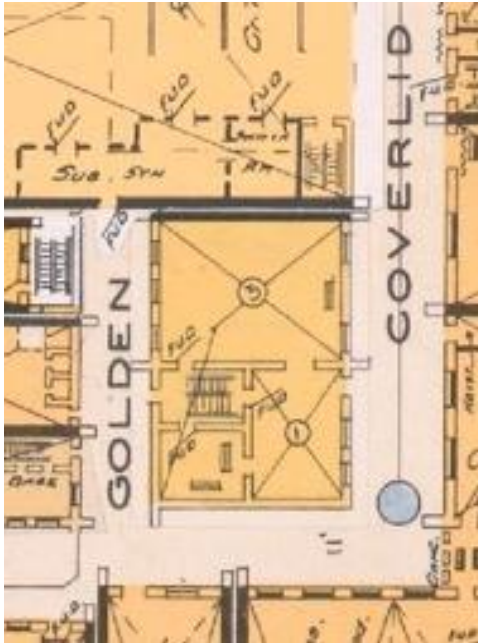


Figure 4. Mahlstedt's 1948 plan with post-1966 amendments, showing 1-5 Coverlid Place consisting of single and three storied structures. (Source: Mahlstedt 1948, SLV)

## SITE DESCRIPTION

The three-storey brick building at 1-5 Coverlid Place is located on the west side of Coverlid Street, off Little Bourke Street abutting the modernist Total House (HO1095). The site is bounded by both Coverlid Place and Golden Fleece Alley which services the properties at the rear of 162-168 Russell Street. The place is located in a laneway.

1-5 Coverlid Place was constructed in two stages with no setback from each laneway. The current building has undergone alterations due to changing ownership over time, resulting in door and window modifications. The Coverlid Place frontage comprises brick overpainted in blue, and the rear is ruled render, partly painted. This rear section is the former primary elevation on the west side, facing Golden Fleece Alley, before the entrance on the east elevation was bricked in. As noted in the history, the render and the changes to windows extending across the whole west elevation resulted from the change of ownership to a local temperance group, at the time of the construction of the southern part of the current building.

In the northern part of the current building, the ground-level arched opening in the front (east) elevation and the centre window on each level at the rear (west) are bricked over. The window sills at the middle level in the front differ from the typical nineteenth century type and match those on the upper floors of the southern building (Butler 1989, Vol3:10).

The roof has a double gable and a hipped roof paired with a flat roof deck. The roofline of the southern part, dating between 1910 and 1921, is slightly higher than the northern part, which dates from 1870-1.

## INTEGRITY

1-3 Coverlid Place reflects its staged construction. It retains a legibility of form and materials and window and door openings, although altered are still recognisably nineteenth century in size and distribution. The face brick has been painted but rendered wall surfaces are unpainted.

## COMPARATIVE ANALYSIS

Warehouses and industrial buildings are an important building typology of the nineteenth and early twentieth century urban landscape of Melbourne. Many of these early storage or manufacturing facilities are no longer operational, often adapted for businesses or offices. Face brick warehouses constructed in the Edwardian period are often located at the rear of retail or industrial complexes or in laneways.

These industrial buildings are gradually gaining recognition as important historic places, representing Melbourne's urban development pattern.

The examples below are drawn from the Guildford and Hardware Laneways Heritage Study (2017) and from Stage 1 of the Hoddle Grid Heritage Review.

Examples of brick warehouses include:

*25-31 Sutherland Street, c1900 (Contributory in HO1205 Guildford & Hardware Laneways Precinct)*

A two/three storey warehouse renovated and converted for office use in 1990.



Figure 5. 25-31 Sutherland Street, constructed c1900.

*17 Somerset Place, c1907-8 (Significant in HO1204 Elizabeth Street West Precinct).*

Three-storey brick warehouse built for Joseph Kennedy by contractors Peters & Hetherington of King Street.



Figure 6. 17 Somerset Place constructed c1907-8.

*11-15 Duckboard Place, c1885-1887 (Interim HO1267 – recommended as significant in the Hoddle Grid Heritage Review)*

This typical double storey red brick warehouse (c1885-87) was originally constructed as a storage facility in the Corporation Yard, a facility built by the Melbourne City Council. It occupies a laneway location.



Figure 7. 11-15 Duckboard Place constructed 1885-87.



*473-481 Elizabeth Street c1900 (HO1025, Significant in HO1125 413-503 Elizabeth Street HO1125 (CBD) Precinct)*

A former warehouse, store and retail complex of three buildings. Consists of a rendered brick row of four two-storey shops facing Elizabeth Street, a basalt paved courtyard and two brick buildings to the rear with a carriage way entrance. Built in 1872 and refurbished and subdivided in 1993 with the rear buildings converted to residential apartments. The west wing dates from c1900.



Figure 8. West wing of Currie & Richards showrooms & warehouses constructed c1900. (Source: Butler 2011:221)

Warehouses as a building type are relatively common within the Hoddle Grid, many of which are located in laneway settings. They contribute act as reminders of the various activities and businesses that occurred in the central city in the nineteenth and early twentieth centuries. The many ways in which they have been altered and adapted allow them to continue to be useful places. Their historic and aesthetic significance is evident in their documentary record, their physical form and use of traditional brick and stucco walls and low scale. 1-5 Coverlid Place compares favourably with the above examples.

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> 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><b>CRITERION H</b> 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.

Butler, Graeme 1989, *Little Bourke Precinct Conservation Study: Volume 3 Site Evaluation*, Melbourne.

Butler, Graeme and Associates 2014, 'Palace Theatre, Bourke street, Melbourne: heritage assessment', prepared for the City of Melbourne.

City of Melbourne Municipal Rate Books (RB), as cited.

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

Department of Crown Lands and Survey, Victoria (DCLS) c1839, 'Names of purchasers and amounts paid for allotments at first land sales held in Melbourne in 1837, 1838 and 1839', State Library of Victoria (SLV): Land subdivisions of Melbourne and suburbs, 1837-1876 Map key, accessed online 11 May 2018.

Dunstan, David 2008, 'Hotels', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 18 April 2018.

Mahlstedt and Gee 1888, *Standard plans of the city of Melbourne*, Mahlstedt and Gee, Melbourne.

Mahlstedt, G 1910, *Index to City of Melbourne detail fire survey*, Mahlstedt, Melbourne.

Mahlstedt's Pty Ltd 1925 *City of Melbourne detail fire survey. Section 1*, Mahlstedt Pty Ltd, Melbourne.

Mahlstedt's Pty Ltd 1948 *City of Melbourne detail fire survey. Section 1*, Mahlstedt Pty Ltd, Melbourne.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, *Victoria, Australia, Selected Trial Brief and Correspondence Registers and Other Images, 1837-1993* [database on-line], <http://ancestry.com.au>, accessed online March-April 2018.

---

**PREVIOUS STUDIES**

---

**Central Activities District  
Conservation Study 1985** Ungraded

---

**Central City Heritage  
Study 1993** Ungraded

---

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

---

**Central City Heritage  
Review 2011** Ungraded

---

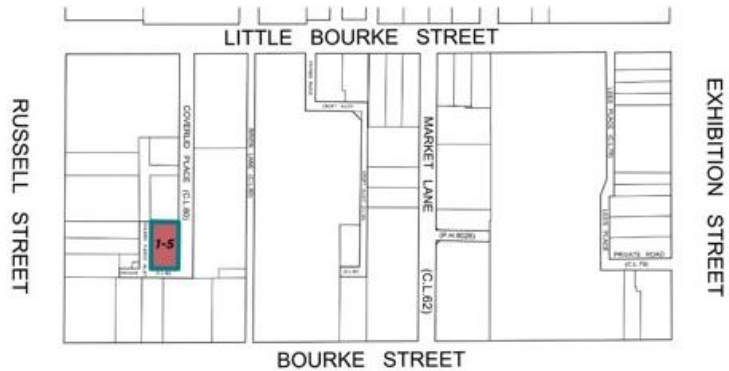


**STATEMENT OF SIGNIFICANCE**

**Heritage Place:** Warehouse



**PS ref no:** Interim HO1245



**What is significant?**

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

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

- The building’s external form, materials and detailing from 1871-1921;
- The original and early fenestration patterns and proportions; and
- The arched window openings and window sills.

Later alterations, including door and window modifications at ground level, are not significant.

**How it is significant?**

1-5 Coverlid Place is of local historic and representative significance to the City of Melbourne.

**Why it is significant?**

1-5 Coverlid Place is of historic significance as an early store built for hotel use and adapted in the 1920s for use as offices and a meeting room by the Total Abstinence Society. The building demonstrates the changing uses of the central city area between the mid-Victorian period and the early interwar period. Since the demolition of the Temperance Hall for Total House it remains as a reminder of a largely forgotten organisation dedicated to social reform through abstinence from alcohol. This is evident in the documentary record as well as the c1920 part of the building that was constructed for the Total Abstinence Society. (Criterion A)

1-5 Coverlid Place demonstrates an important part of Melbourne's urban development pattern in the nineteenth and early twentieth centuries through to the 1940s. Warehouses and small industrial premises built of traditional brick and stucco, two to four storeys in scale and with small windows, were once ubiquitous, and still contribute to the human scale of the central city. 1-5 Coverlid Place demonstrates its warehouse typology through its two storey form and its laneway setting. 1-5 Coverlid Place is highly legible despite its evolutionary appearance and changes to windows and brickwork finishes. (Criterion D)

**Primary source**

---

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

