

BUILDING TITLE *COUNSEL CHAMBERS*  
 LOCAL GOVERNMENT AREA *CITY OF BALLAARAT*

NATIONAL ESTATE PROJECT No.  
DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

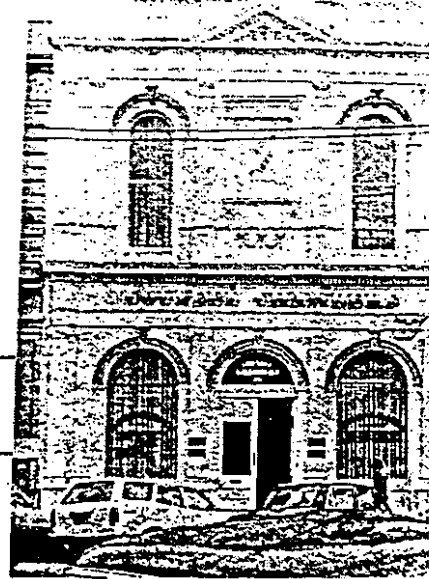
DESIGNATION H.B.P.C. REGISTER No. NATIONAL TRUST ~~(X)~~ ~~(X)~~ FILE No.

BUILDING TYPE *OFFICES*  
 BUILDING NAME *COUNSEL CHAMBERS*  
 STATE *VICTORIA*  
 LOCAL GOVT AREA *CITY OF BALLAARAT*  
 STREET *LYDIARD STH No. 26*  
 SUBURB, TOWN *BALLARAT C.B.D.*  
 CITY *BALLAARAT* POSTCODE *3350*  
 RURAL  
 NEAREST CENTRE Km.

TITLE REFERENCE Vol Fol  
 DIRECTORY  
 NEGATIVE FILE *FILM 1 / FRAME 37*

PHOTOGRAPHIC ILLUSTRATION  
 DATE OF SURVEY/INSPECTION *JULY 1978*

OWNERSHIP	ORIGINAL	<i>A. L. LYNN / OFFICES</i>
	PRESENT	<i>COUNSEL CHAMBERS</i>
	ADDRESS	<i>PTY. LTD. / OFFICES</i>



ARCHITECT/PRACTICE *CLEGG, KELL AND MILLER (1898)*  
 BUILDER  
 ARTISANS/TRADES

TENDERS	REFERENCE
DATE OF CONSTRUCTION <i>1870 (SINGLE STOREY); 1898 (DOUBLE STOREY)</i>	
ESTIMATE/CONTRACT VALUE	
ALTERATIONS/ADDITIONS	

BUILDING CITATION

This building was originally constructed as a one storey office for A.L.Lynn, but was extended to its present form in 1898 by Clegg, Kell & Miller, Architects.

The present facade is intact, apart from minor alterations. It is a conservative composition for the 1890's with refined pilasters, dentillations, and a small balustraded pediment with three flamboyant, almost Chinese, urns. The central one is raised on a block plinth flanked by Queen Anne Scrolls. The tabernacle section to the upper floor with a diagonal name plate is the most eclectic part of the composition.

Internally there is little of note apart from the elegant staircase.

This building is of major architectural significance. The facade is an intact restrained composition of the 1890's with delicate eclectic detailing. The elaborate urns are unique and introduce an unusual oriental element to the design. The building is in good condition and provides an important element to a significant streetscape sequence in the Lydiard Street precinct.

RECOMMENDATIONS

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

DOCUMENTATION SOURCES

- 01 GOVERNMENT RECORDS
- 02 LOCAL GOVERNMENT RECORDS
- 03 ARCHIVES/CATALOGUES
- 04 ARCHITECTS INDEX
- 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
- 06 PHOTOGRAPHIC RECORDS
- 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
- 08 PRIVATE RECORDS

02 B.C.C. ASSESSMENT BOOK:

1864. LYNNE A.L. SOLICITOR, IRON OFFICE LYDIARD ST.  
B.C.C. RATEBOOK

1870 - A.L. LYNNE, BRICK OFFICE, LYDIARD ST (NO  
TENANTS SUGGESTING RECENT COMPLETION.)

06. PHOTOGRAPH ALBUM, BALLARAT 919.453 BAL.  
(BALL. REGIONAL LIBRARY), SHOWS SINGLE STOREY  
LYNN'S CHAMBERS. GROUND FLOOR OPENINGS SAME AS  
EXISTING WITH SIMPLE BALUSTRADED PARAPET.  
SEE REF. 1. BELOW.

BIBLIOGRAPHY

1. BUILDING ENGINEERING & MINING JOURNAL 11.2.1899  
P 52. (SKETCH OF BUILDING RECENTLY RECONSTRUCTED)
2. W. BATE 'LUCKY CITY' PAGE PROOFS OF BOOK TO BE  
PUBLISHED SHORTLY.

ASSESSMENT OF LISTING

CONDITION/INTEGRITY OF BUILDING FACADE SUBSTANTIALLY INTACT

SIGNIFICANCE OF BUILDING

LANDSCAPE/STREETSCAPE/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED  
AREA A.I.1.

DOCUMENTATION JACOBS LEWIS VNES DATE SEPTEMBER 1978.

ARCHITECTS

COUNSEL CHAMBERS - 26 LYDAIRD STREET SOUTH

BUILDING ANALYSIS AND DESCRIPTION

This building was originally constructed as one storey in c.1870<sup>1</sup>. It was built for A.L. Lynn, who commenced practice as the first solicitor in Ballarat in May 1853<sup>2</sup>, and formerly occupied an iron office in Lydiard Street<sup>3</sup>, probably on this site. In 1898, Architects Clegg, Kell and Miller extended the building to two storeys and provided a new and imposing street facade<sup>4</sup>.

The present facade is intact, apart from minor alterations such as the ground floor windows and doors, and the facade paintwork. It is primarily a Renaissance revival composition, a conservative design for the 1890's, with a ground floor of unfluted conic pilasters overlaid on a pier and arch system of three openings. A refined entablature with dentillations separates the upper floor which has partially fluted Corinthian pilasters and two arched windows flanking, in the central bay, a tabernacle section with an unusual diagonal date plate, with graphic elements popular for the period. Above this is a neat dentillated cornice and small balustraded pediment with three delightfully flamboyant, almost Chinese, urns; the central one raised on a block plinth flanked by Queen Anne Scrolls.

Internally, there is little of note apart from the elegant stair which has a continuous relatively intact handrail with an elaborate pine cone ornament to the newel posts.

This building is of major architectural significance. The facade is an intact restrained and unique composition of the late 1890's with delicate, eclectic detailing. The elaborate urns are quite unique and introduce an unusual oriental feeling to the composition. The building is in good condition and provides an important element to a significant streetscape sequence in the Lydiard Street precinct.

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1. 1877 Ratebooks (B.C.C.).
  2. W.Bate 'Lucky City'.
  3. 1864 Assessment Book (B.C.C.).
  4. *Building Engineering & Mining Journal* 11.2.1899, p.52.