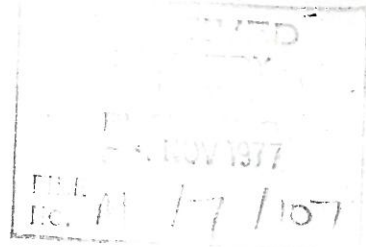


422



HISTORIC BUILDINGS ACT 1974

HISTORIC BUILDINGS PRESERVATION COUNCIL

Recommendation to the Minister for Planning, in accordance
with Section 10(1)(a)(i) of the Historic Buildings Act
1974 for the addition of

The Commercial Bank of Australia Ltd.
70 Collins Street,
MELBOURNE.

Approved

To the Register of Historic Buildings.

[Signature]
14/12/77

FILE NO. M/7/107

OCTOBER 11, 1977

1. INTRODUCTION

- 1.1 In accordance with the provisions of Section 10 of the Historic Buildings Act 1974, this recommendation to the Minister is made by the Historic Buildings Preservation Council. The Members of that Council are:-

| | |
|---------------|---------------|
| Mr. Ian Lonie | (Chairman) |
| Messrs. | W. A'BECKETT |
| | P. BROWN |
| | W. BROWN |
| | J. BANKS |
| | D. FULTON |
| | A. McGLADE |
| | R. LONGMUIR |
| | P. STAUGHTON |
| | A. WILLINGHAM |

- 1.2 The owners, The Commercial Bank of Australia Limited were heard by the Historic Buildings Preservation Council under Section 10(3) of the Historic Buildings Act on March 23rd, 1977. The following members were present:-

| | |
|------------------------|--------------|
| Mr. R. Davidson O.B.E. | (Chairman) |
| Messrs. | J. BANKS |
| | W. BROWN |
| | D. FULTON |
| | I. LONIE |
| | A. McGLADE |
| | P. STAUGHTON |

The Historic Buildings Preservation Council resolved on the same day to recommend to the Minister for Planning that the building known as 70 Collins Street, Melbourne is added to the Register of Historic Buildings. The vote was five for, one against, one abstention.

2. BACKGROUND SUMMARY

2.1 Consideration of this building by the Historic Buildings Preservation Council eventuated from the Central Business District Studies commissioned in May 1976. The Consultants involved were John & Phyllis Murphy and the recommendations resulting from their report were announced on December 3rd, 1976.

2.2 An open hearing was conducted on March 23rd, 1977, the people invited to present submissions and attend were:

- (1) The Owners, C.B.A. Bank
- (2) The Royal Australian Institute of Architects
- (3) The Royal Historical Society
- (4) Melbourne City Council
- (5) National Trust of Australia (Victoria)
- (6) Nauru Phosphate Royalties
- (7) The Royal Australian Planning Institute
- (8) Collins Street Defence Movement

The only parties to attend the meeting and offer comments were the Owners and the National Trust of Australia (Victoria).

2.3 The Council's consultants, John & Phyllis Murphy found that:

"This well proportioned, but simple, three storeyed mid-Victorian town house is unique in Melbourne. It is particularly well sited on the corner where its fine details and pleasantly arched windows show to advantage."

The submission presented by the National Trust of Australia (Victoria) at the hearing contended that the building should be added to the Historic Building Register on architectural grounds. The Trust's classification notes:

"A three storey double fronted house of fine proportions, particularly note-worthy for the finely rendered stucco detailing. The rear section was formerly a separate house with its entrance on Exhibition Street."

Mr. Tom Hazell, the Chairman of the Trust's Building Committee made the following comments:

"This is one of the three important town houses remaining in the City. The other two are Portland House and 61 Spring Street. This is a very important building and it is a great pity that it has not yet been possible to establish who the architect was. I imagine he must have been a very good architect to have created such an outstanding building."

The building is particularly note-worthy for its fine Venetian Revival Style detailing particularly the first floor windows and rusticated ground floor.

I think the building is most important in terms of the architecture and history of Collins Street. As an individual building it is a unique example of its kind."

The Trust concluded that it was vitally important that this building should be designated as an outstanding example of a Victorian town house remaining in the City. They further submitted that there was merit in the preservation of at least a few buildings which housed members of the medical profession in this sector of the City, the top end of Collins Street.

The Owners, the Commercial Bank of Australia Limited submitted that the building in question should not be added to the Register as it is not a building of architectural or historic importance within the meaning of the Act.

(1) The preliminary submissions were similar to those made on behalf of the Colonial Mutual Life Assurance Society Limited on the application to add the building situated at 61 Spring Street and 5-9 Collins Street, Melbourne to the Register.

(2) Substantive submissions (see file for full submission).

(1) The analysis of Section 10(1)(a) of the Historic Buildings Act 1974 is the same as the one submitted on behalf of Berra Pty. Ltd.

(2) The building is not of architectural importance because:

(a) It is not a unique example (photographs of other buildings which the owners claimed are comparable were submitted at the hearing and these proved to be a general crosssection of Victorian residential buildings, not really comparable with the subject building).

(b) The architect is not known-the inference is that he was probably obscure.

(c) The building is not a typical example of a particular building type or style, or one of the few remaining examples of a particular period in the development of Melbourne.

- (3) The building is not of historic importance.
- (4) The Council should not concern itself with town planning matters and its part in a streetscape environment or precinct should not be taken into account when the matter of its registration is being decided.



- (5) The owners further stated that the onus that the building should be added to the Register of Historic Buildings has not been discharged, because no material has been presented to establish the building's architectural or historic importance.

The owners also submitted evidence from experts that the building is neither of architectural nor historic importance:

- (a) A report by Richard John Meldrum, Bachelor of Architecture, Diploma of Architecture, Fellow Royal Institute of British Architects, Fellow Royal Australian Institute of Architects.

John Meldrum stated that the building was pleasantly proportioned and detailed, particularly in respect to the windows above the first floor. He also stated that the building had no lasting architectural qualities worth keeping for posterity. To his knowledge the building had no significant historical connection with the City of Melbourne's history.

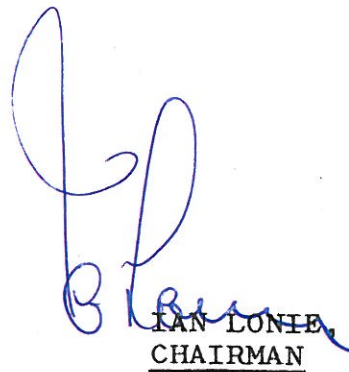
- (b) Submission from Peter John Watt, Bachelor of Architecture (University of Sydney), Fellow Royal Australian Institute of Architects, Member of the Royal Institute of British Architects.

Mr. Watt stated that the exterior of the building was a fairly normal example of Victorian Romanesque style. Three windows at first floor level on the Collins Street facade were of some interest, however, there did not seem to be very much significance in the remainder of the architectural features. He stated that he did not think the building of architectural importance but he did not think it a building deserving of demolition, although it was not of a standard or significance worthy of formal listing for preservation for the City of Melbourne.

3. RECOMMENDATION

It is accordingly recommended that the building known as the Commercial Bank of Australia Limited, situated at 70 Collins Street, Melbourne, being contained in Title Volume Folio be added to the Register of Historic Buildings.

On behalf of the Historic Buildings
Preservation Council


IAN LONIE
CHAIRMAN

602979M

Leone. FILE PLS:

70 Collins St.
CBA Bank.

11/7/197

V I C T O R I A

MINISTRY FOR PLANNING

Amendment of Register of Historic Buildings
C.B.A. 70 Collins Street, Melbourne.

In pursuance of the provisions of Section 3 of the
Historic Buildings Act 1974 it is recommended that the
Governor in Council make an Order in the form of the
attached draft amending the Register of Historic Buildings.


G.P. HAYES,
MINISTER FOR PLANNING

MINISTRY FOR PLANNING
MELBOURNE


APPROVED
BY THE GOVERNOR IN COUNCIL
20 FEB 1975


CHIEF OF THE EXECUTIVE

*Noted in Register
22/12/74
Jes*



HISTORIC BUILDINGS ACT 1974 (No. 8569)

At the Executive Council Chamber, Melbourne
the 20th day of December 1977.

P R E S E N T

His Excellency the Governor of Victoria.

Mr. Crozier

Mr. Hayes

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

WHEREAS it is provided by Section 3 of the Historic Buildings Act 1974 that the Governor in Council, on the recommendation of the Minister, may by notice published in the Government Gazette amend the Register of Historic Buildings established under the said Act -

- (a) by adding any specified building;
- (b) by removing any specified building; or
- (c) by altering any item.

AND WHEREAS the Minister has recommended that the Register be amended.

NOW THEREFORE His Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, doth hereby amend the Register of Historic Buildings in the manner and to the extent shown as follows: by adding "Historic Building No. 422,

The Commercial Bank of Australia Ltd.,
70 Collins Street,
MELBOURNE."

AND the Honorable Geoffrey Phillip Hayes, Her Majesty's Minister for Planning for the State of Victoria, shall give the necessary directions herein accordingly.

Don Donald