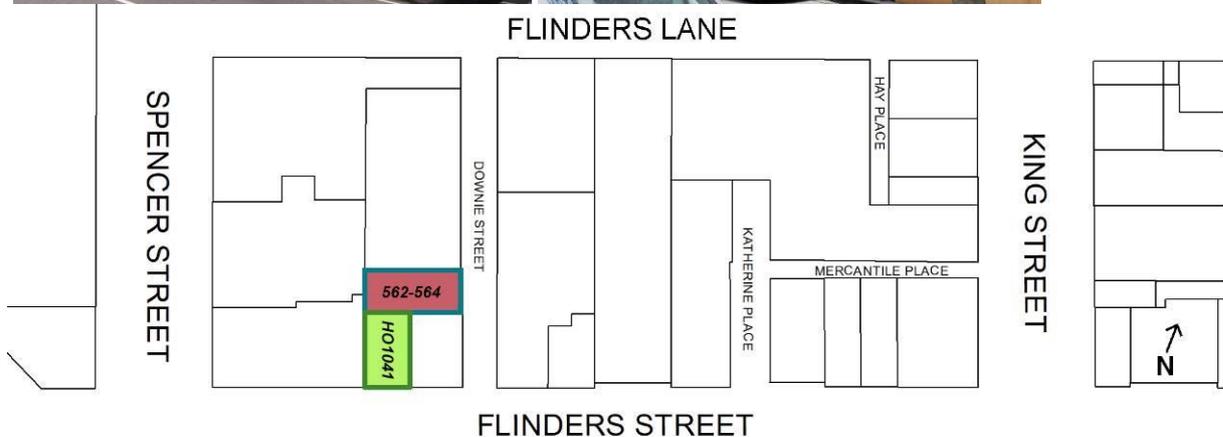


<b>SITE NAME</b>	Former Markillie's Prince of Wales Hotel
<b>STREET ADDRESS</b>	562-564 Flinders Street and rear in Downie Street Melbourne
<b>PROPERTY ID</b>	103985



SURVEY DATE: October 2018		SURVEY BY: Context	
<b>HERITAGE INVENTORY</b>	H7822-1232	<b>EXISTING HERITAGE OVERLAY</b>	HO1041 (562-564 Flinders Street)
<b>PLACE TYPE</b>	Individual Heritage Place	<b>PROPOSED CATEGORY</b>	Significant
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Smith, Sydney & Ogg (1915), P J O'Connor (1927 & 1936)	<b>FORMER GRADE</b>	Significant, B
<b>DEVELOPMENT PERIOD:</b>	Federation/Edwardian Period (1902-c1918) Interwar Period (c1919-c1940)	<b>BUILDER:</b>	C F Pittard (1915)
<b>DEVELOPMENT PERIOD:</b>	Federation/Edwardian Period (1902-c1918) Interwar Period (c1919-c1940)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1915, 1927 & 1936

## 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
13 Enjoying the city	13.6 Eating and drinking
6 Creating a functioning city	6.7 Transport

## LAND USE

HISTORIC LAND USE	
<b>Archaeological block no:</b> 57	<b>Inventory no:</b> 846
<b>Character of Occupation:</b> Commercial	
Land sale details not provided	
1839 Williamson	1837 garden area
1837 & 1840 Hoddle	
1855 Kearney	
1866 Cox	Building
1877 Dove	Kellys Hotel, two-storey building, sheds, yard
1880 Panorama	
1888 Mahlstedt	Kellys Hotel, two-storey building, two outbuildings
1905/6 Mahlstedt	Prince of Wales Hotel, two-storey building with outbuildings; part of Hazardous Store (one storey)
THEMATIC MAPPING AND LAND USE	
1890s	Warehouses and yards
1920s	Hotel
1960s	Hotel

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place, extending HO1041, 562-564 Flinders Street, Melbourne, to include the Former Markillie's Prince of Wales Hotel's rear wing fronting Downie Street, Melbourne.

**Extent of overlay:** Refer to map showing recommend revised curtilage to HO1041.

## SUMMARY

The former Markillie's Prince of Wales Hotel, at 562-564 Flinders Street, is an Edwardian Baroque residential hotel building with a later interwar Commercial Palazzo style extension built at the rear, facing Downie Street. The Flinders Street building was designed by Sydney Smith & Ogg for the Carlton & United Breweries in 1915, on a site previously occupied by the Kelly's Hotel from 1877. The rear building was designed in 1927 as an extension to the 1915 Markillie's Prince of Wales Hotel by Melbourne architect PJ O'Connor.

## **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 Melbourne city'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 to 1885 statutory levels. 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 Victorian licensing conditions that were contingent on the provision of adequate accommodation and other facilities (Dunstan 2008).

### **Creating a functioning city**

#### *Transport*

The first Europeans arrived in Melbourne by sea, establishing routes from Van Diemen's Land, and later from Sydney and Adelaide, and directly from Britain. The Yarra River allowed seagoing vessels close proximity to the settlement. Within the first twenty years of the town's settlement, Melbourne had embraced the latest form of transport – the steam locomotive. In 1854 the city's first railway was built between Flinders Street and Sandridge (Port Melbourne). With a large volume of shipping traffic arriving at the port, this route was one of the busiest and most in need of a regular rail service (Context 2012:54-56).

Other new rail lines soon followed, snaking out in all directions from the city, linking the metropolis and its fast-growing suburbia. Country areas, including Geelong and Ballarat, were among the first to be connected to the city by rail, and a large central station at Spencer Street was built in the 1860s to service these operations. Spencer Street Station became the city terminal of Melbourne's country lines, and its inter-colonial (and later inter-state) rail services (Carroll 2008). A brick and iron rail viaduct, known as Flinders Street Railway Viaduct, was built over Flinders Street connecting the Flinders Street Station and Spencer Street Station in 1890, opening in 1891 (Context 2012:54-56).

The early twentieth century saw significant expansion of central Melbourne's railway infrastructure. With rapid suburban development in the northern areas of Melbourne during the first decade of the 1900s, suburban and city railway traffic increased by 42.8 per cent. A new Flinders Street Station was built in 1910-11, and between 1911 and 1917, the Flinders Street Railway Viaduct was duplicated from two tracks to four, and strengthened to increase the carrying capacity to 160 tons (*Argus* 28

February 1911:7; *Age* 24 November 1911:8; *Leader* 6 January 1912:39; *RVIA Journal of Proceedings* 1913:59). In addition, in 1924, the Spencer Street Railway Station (today's Southern Cross Station) was extended with construction of platforms 11 to 14 for suburban trains (Carroll 2008). By the 1930s Flinders Street Station claimed to be the world's busiest station, handling almost 300 000 passengers daily (Churchward 2008).

At the same time, road traffic congestion and the dangers of speed became increasing concerns through the early twentieth century as motor cars and buses and electric trams slowly replaced horse-drawn vehicles (Context 2012:54-56). The Spencer Street Bridge, the first major new crossing to be created over the lower Yarra in Melbourne since the Morrell Bridge of 1899-1900, was constructed by the Victorian Railways Construction Branch in 1929-30. The bridge was the first bridge to effectively cut the city off from direct contact with its port (VHD record for Spencer Street Bridge).

## SITE HISTORY

The subject site sits on part of Crown Allotments 2 and 3, Block 1. Allotment 2 had been purchased by P L Campbell in 1837 for £430, whilst Allotment 3 had been purchased by A Walker in the same year for £420 (CoMMaps). In 1866, a building occupied the subject site, and by 1877, a two-storey building housed Kellys Hotel, which also included two outbuildings. By 1905-06, the Prince of Wales Hotel had been constructed on the site fronting Flinders Street with outbuildings in existence at the rear (Fels, Lavelle & Mider 1993, Inventory no 846). Mahlstedt plans indicate that by 1910, the rear of the subject site was also occupied by a hazardous store (see Figure 1).

A new Prince of Wales Hotel (later known as Markillie's Prince of Wales Hotel) was built on Flinders Street in 1915 in the Edwardian Baroque Style and designed by Sydney Smith & Ogg for Carlton & United Breweries with the Richmond builder, C F Pittard, as the contractor (Butler 2011:330). The Carlton & United Breweries had an established relationship with the firm of Sydney Smith & Ogg, particularly following the changes to hotel licencing in the early years of the twentieth century. The firm had designed multiple hotels for the company in the same period as the subject site around Melbourne and its suburbs, often influenced by the Art Nouveau style.

In the 1920s, with the demise of port activity in the northern bank of Yarra River near Flinders Street, shedding and mercantile businesses primarily associated with shipping in the nearby area declined. The land at the rear of 562-564 Flinders Street formerly occupied by a hazardous store became vacant, and Downie Street was formed through subsequent subdivision (Mahlstedt Map section 1, no 24, 1923).

The current reinforced concrete building on the site fronting Downie Street (addressed as part of 562 Flinders Street) was built as a rear extension to the Prince of Wales Hotel. The construction was carried out in two stages. Early work on the extension was completed in 1927, with the architect P J O'Connor responsible for the design (Butler 2011: 330; MBI 9206). These alterations were described as 'extensive,' however the building was not completed at the time and it is not known to what extent the extension progressed (*Age* 1 July 1936:15). The original scheme was costed at £27,000, but only £14,000 was expended, indicating the building fell short of the original scheme (*Age* 1 July 1936:15). Applications were made in 1936 to complete the balance of the work, consisting of an additional three storeys to the existing building, extensions to an existing dining room and new sanitary blocks, at an estimated cost of £12,000. P J O'Connor remained the architect (*Age* 1 July 1936:15). This work was recorded as 'alterations and additions' on the building permit card (MBI

17468). The additions, in the Commercial Palazzo style, were again remarked upon as being extensive (Butler 2011:330; Age 1 July 1936:15).

By the time the rear additions were made to the Prince of Wales Hotel, it had been renamed Markillie's Prince of Wales Hotel, reflecting Arthur Markillie's time as the licensee (Butler 2011:330). Markillie had previously been the licensee of the Laurel Hotel in Ascot Vale c1900, and by 1920 held the licence for the Prince of Wales (Butler 2011:330). Markillie's tenure at the hotel continued into the 1940s, with a short break around World War I, when Bertha Brown took over the licence (Butler 2011:333). The Downie Street extension indicates the success of the Prince of Wales Hotel under Markillie's licence, and also reflects changes in Victorian licencing legislation during the 1920s and 1930s that required the provision and upgrade of hotel accommodation. The purposeful interlinking of the buildings is evident in Mahlstedt plans from 1948 (see Figure 2). The rear extension to the hotel fronting Downie Street is shown in Figure 3.

The entire site of Markillie's Prince of Wales Hotel at 562-564 Flinders Street, including the extension facing Downie Street, was refurbished in 2008 to designs by Perkins Architects. The refurbishments saw the site converted to Youth Hostels of Australia (YHA) accommodation, with the Prince of Wales Hotel bar area retained (CoMMaps).

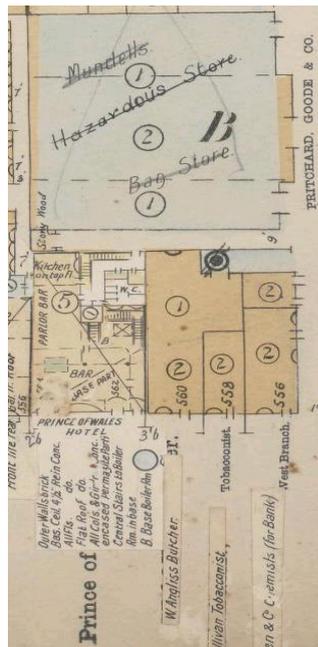


Figure 1. Mahlstedt plans in 1910 showing the Prince of Wales Hotel with the subject site to the rear occupied by a timber structure named 'Mundells Hazardous Store/ Bag Store'. (Source: Mahlstedt Map Section 1, no 24, 1910)

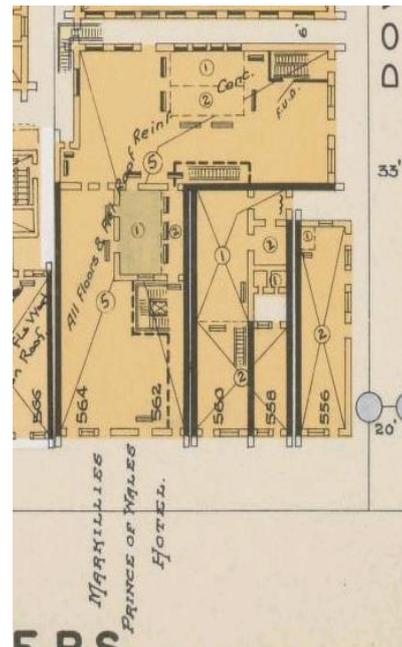


Figure 2. Mahlstedt plans in 1948 showing Markillie's Prince of Wales Hotel with the subject building as an extension to the rear, demonstrating how the building was purposely connected. (Source: Mahlstedt Map Section 1, no 24, 1948)



Figure 3. The subject building second from left hand side, Markillie's Hotel and Saloon Bar, in Downie Street in 1960-70. (Source: Halla 1960-70, Melbourne Library Service [copyright](#))

*Sydney Smith & Ogg, architects*

Architects Sydney Wigham Smith (1868-1933) and Charles A Ogg (1867-1932) formed a partnership in 1889. Smith was initially articled to his father, Sydney William Smith, who worked as an engineer and municipal surveyor in suburban Melbourne for some 30 years. Ogg worked for Reed, Henderson & Smart for five years before entering the partnership (Coleman 2012: 676).

Sydney Smith & Ogg designed houses, shops, banks, hotels and churches, and their early designs drew on the Arts and Crafts and Art Nouveau styles of the United Kingdom. One of the notable examples in the city is Milton House, Flinders Lane (1901).

The firm of Sydney Smith & Ogg had an established relationship with the Carlton & United Breweries, particularly following the changes to hotel licencing in the early years of the twentieth century. From c1911 to 1914, the firm produced a series of innovative hotel designs, influenced by the Arts and Crafts and Art Nouveau styles, largely in the inner suburbs, including the Bendigo Hotel, Collingwood (1911); the Perseverance Hotel, Fitzroy (1911), the Kilkenny Inn, King Street, Melbourne (1913), Prince Albert Hotel, Williamstown (1915-16). Similar characteristics can be seen in their designs for a series of State Savings Banks, including Moonee Ponds (1905), Elsternwick (1907), and Yarraville (1909). All have symmetrical, red-brick facades with various combinations of bay, arched and circular window forms and render, wrought iron and terracotta detailing (Coleman 2012: 677).

A later example of Sydney Smith & Ogg's work for Carlton & United Breweries is the Carlton Hotel on Bourke Street, Melbourne, reconstructed in 1936, demonstrating the Breweries' extended activity in the hotel industry (Butler 2011: 67). Further, Sydney Smith & Ogg had also designed the Abbotsford Brewery, which belonged to Carlton & United Breweries, in 1912 ('Abbotsford Brewery, Church Street, Richmond', 1912).

Smith and Ogg both died in the early 1930s, however Charles Edward Serpell (1879-1962), who joined the partnership in 1921, continued to practice until he retired in 1956 (Coleman 2012: 677).

*P J O'Connor, architect*

The Hermes database entry for St Patrick's Catholic Presbytery, Camperdown, records the following communications from John O'Connor, the son of P J O'Connor, providing background to his father's career:

*Patrick Joseph O'Connor was born at Melbourne on 23 February 1901, one of thirteen children of John O'Connor, stationmaster, and his wife Margaret (nee Whelan). He was educated at a Catholic school in Carnegie and at an early age entered the Victorian Railways Architects Office as an articled pupil. He studied architecture at night classes conducted at the Working Men's College and after gaining experience in the Railways Department, he set up in practice as an architect in Collins Street in 1926. He took James Thomas Brophy into partnership in 1946, after which the practice was known as O'Connor & Brophy.*

*P. J. O'Connor specialised in ecclesiastical and liquor industry work, and designed many Catholic churches, convents, presbyteries and schools in Victoria between 1926 and his death in 1959. His most accomplished works include the St John of God Hospital in Ballarat and St Roch's Church in Glen Iris (Hermes record for 'St Patrick's Catholic Presbytery, Camperdown').*

In addition, O'Connor also designed St Mary of the Immaculate Conception (Catholic), Ascot Vale (1934), St Joan of Arc (Catholic), Brighton (1938), Our Lady of the Immaculate Conception (Catholic), Sunshine (1940), Sacred Heart (Catholic), Newport (1942), Our Lady Star of the Sea (Catholic), Flinders Naval Depot (1948), Uniting (Methodist), Albion (1951), and St Margaret Mary's (Catholic), Spotswood (1953) (Coleman 1996:64).

O'Connor also designed the Great Britain Hotel in Flinders Street. His residential work included Catholic presbyteries and private homes, for example, St Patrick's Presbytery, Camperdown (1927-28); his own house at 452 Warrigal Road, Ashburton (1930-32); St Mary's Presbytery, Manning Road, Malvern East (1931); and Bradoc House, 32-38 George Street, East Melbourne (1933). His offices were located at 317 Collins Street (*Argus* 7 April 1938:4).

## **SITE DESCRIPTION**

The site forms an L-shaped parcel with its primary frontage to Flinders Street. The rear of site faces Downie Street, off Flinders Street between King and Spencer streets. Downie Street runs north-south connecting Flinders Street and Flinders Lane.

The former Markillie's Prince of Wales Hotel at 562-564 Flinders Street features Edwardian Baroque style elements, with a rendered façade that is deeply modelled with bas relief detail, heavy mouldings and a skilful combination of mass and void. Ox-bow pediments over the intermediate and uppermost windows are echoed laterally by a wide bow-fronted balcony which surmounts a series of superposed columns which terminate at first floor levels. A major part of the central balcony recess is the broad opening arch, with foliated spandrels. Further decorative moulding is used to decorate the front of this bowed balcony, at the centre of the moulding is a representation of three ostrich feathers which are traditionally used as a symbol of the Prince of Wales. A sizeable parapet cornice and brackets accentuate the highly moulded façade character of the building, together with the more traditional device of pavilion-like bays, expressed with heavily ruled smooth rustication.

The ground level appears to have had alterations carried out, including the removal of glazed tiles, however the openings retain early or original leadlight windows. Metal lettering bearing the name 'Markillie's Hotel' are still present.

The rear building facing Downie Street is a five-storey interwar residential hotel building finished with painted render. With elements of the interwar Commercial Palazzo style, it exhibits many of the main characteristics of the style, such as a strong vertical emphasis resulting from projecting pilasters with vertically proportioned windows separated by articulated spandrels at each floor. It is constructed using a reinforced concrete frame with a low pitch roof of corrugated iron.

The Downie Street building at street level is also of painted render, punctuated by four double-layer arches that align with the vertical bays of windows above rather than contemporary shopfronts (the 1960s photos show that these are original but were originally rusticated to mimic stonework). There is a minor cornice at first floor level, and a much more prominent cornice at second floor level. It is likely that, given that the upper three floors were added in 1936, this was the original roof cornice to the original 1927 building.

The main façade of the Downie Street building is divided into four equal bays by projecting pilasters and terminates at a substantial dentilled cornice. Recessed spandrels with restrained decoration and small ventilators express the upper floor levels, although those at the (original) first floor level are more elaborate with faux Juliet balcony panels.

The side (north) elevation is of simple painted render without window openings or decoration of any kind. The doors and windows with lead glass highlights to the ground floor openings are a post-1970s alteration. The aluminium frame sash windows to the upper levels are later replacements.

## **INTEGRITY**

The original part of the former Markillie's Prince of Wales Hotel facing Flinders Street at 562-564 Flinders Street maintains a high level of integrity, with little change to its original design features evident. The original pattern of fenestration is intact, and most windows appear to be early or original. The highly decorated façade retains its elaborate moulding, with balconies, pilasters and aediculae intact. The elaborate cornice has also been retained. The scale and form of the 1915 building is also intact.

The section of the building at the rear of 562-564 Flinders Street, facing Downie Street, is highly intact with very few changes visible to original or early fabric. The original pattern of fenestration, including pilasters, decorative spandrels, window openings and cornices are all extant at the upper levels. The original (probably timber framed or steel) windows have been replaced with heavy aluminium framed windows. The basic configuration of the painted render façade at street level is original. The heavy rustication has been removed by the application of smooth render and the original doors and windows with lead glass highlights have been replaced. The scale and configuration of the 1936 form of the building has been retained.

The former Markillie's Hotel's continuous use as residential hotel also enhances the integrity of the place. Overall, the building has high integrity.

## **COMPARATIVE ANALYSIS**

Residential hotels were a common building typology in the City of Melbourne, with examples dating from the early years of its establishment until the present. A number of nineteenth century hotels were

rebuilt or substantially altered during the 1920s and 1930s, often incorporating residential accommodation, often to upper levels, and improved amenities in response to requirements of the Liquor Licencing Board. The subject site comprises an earlier (1915) hotel facing Flinders Street with a rear annexe built in two different stages. The 1927 phase, the full design of which was not realised, was later completed in 1936 by the same architects in a compatible style, with all phases constituting the building in its present form.

The Sydney Smith & Ogg portion of the subject building at 562-564 Flinders Street is an example of c1910-15 hotel buildings. It was built to replace an 1870s hotel on the site, for the Carlton & United Breweries, who hired the firm to design many hotels around Melbourne at a similar time. In the early twentieth century, central Melbourne still featured significant residential areas, and had many terraces, boarding houses and residential hotels. These residential hotels were numerous and small in scale and played an important role in the social life of Melbourne, as the city residents often spent their leisure time outside their own homes. Hotels often became meeting spots, and home to anyone visiting or arriving in Melbourne. The 1915 building on the subject site is indicative of the style of smaller hotels that were common throughout Melbourne in the period it was built. This section of the building can be compared with the following examples, due to a similar use, scale, design, location and creation date.

The following examples in different ways are comparable with the former Markillie's Prince of Wales Hotel, being of a similar use, scale, location and/or creation date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

*97-99 Elizabeth Street, 1911 (HO616)*

Four and eight-storey building with retail space on ground floor. The eight-storey building designed as a hotel by Nahum Barnet was built in 1911. The four-storey building, formerly a warehouse, was incorporated into the 1911 hotel in 1934.



Figure 1. 97-99 Elizabeth Street, built in 1911.

*Former Charles Hotham Private Hotel, 2-8 Spencer Street, 1913 (HO1074)*

A four-storey brick building on a bluestone block foundation with a corner tower and ground level retail. When first built it incorporated two shops. Designed by William Pitt in the Edwardian Baroque style it features many Arts and Crafts elements. It was built in 1913 by Clement Langford for Jane Hall. Abraham Rapke, a hairdresser and tobacconist, and his wife Mrs Pearl Rapke a pawnbroker

were the first tenants of the shops. During the World War Two the upper floors were leased by the Government and utilised as a home for American sailors. There had been a hotel on this site since 1852.



Figure 2. 2-8 Spencer Street, built in 1913.

*Former Kilkenny Inn, 248-250 King Street, c1915 (HO679)*

A three-storey brick hotel including a basement and a corner tower. Designed by Sydney Smith & Ogg in the Edwardian Freestyle manner showing Art Nouveau and Arts and Crafts influences. It was built by C F Pittard in 1915 for Mrs Helen Horgan. Now attached to this property and facing Lonsdale Street is a two-storey rendered brick building, built in 1889 as a temperance hotel.



Figure 4. 248-250 King Street, built c1915.

*Commercial Travellers Association Building, 318-324 Flinders Street, 1913 (HO659)*

A ten-storey steel framed concrete hotel of 350 rooms with a basement. Designed by H W & F B Tompkins in the Neo-Baroque style and built by F E Shillabeer in 1913 for the Australian Travellers Association. It features a facade of polished granite to the first storey and the use of quite unusual decorative glazed cream brick work. Catching the electric lift express to the roof of what was Melbourne's tallest building the visitors were delighted with the panoramic view. The association held the building until 1976. It was refurbished and converted to a hotel to a design by the Buchan Group in 1998.



Figure 7. 318-324 Flinders Street, built in 1913.

The Downie Street annex (built in 1927 and complemented with additions in 1936) designed by P J O'Connor is more directly comparable to interwar period hotels built in central Melbourne. These hotels often adopted structural steel and reinforced concrete framing, which became popular building materials in Interwar Melbourne, inspired by Chicagoan architecture in the late nineteenth and early twentieth centuries. Most of the buildings were designed in the interwar Commercial Palazzo or Chicagoesque styles, both of which derived from the rebuilding of the core area of Chicago after the 1871 fire. Although they were characterised by an expressed structural system of concrete columns and floor plates, these examples typically retained elements of classical detailing (albeit restrained) in the form of a rusticated base, expressed (often rusticated) pilasters, projecting cornices and decorative mouldings.

Selected examples of hotels that were either rebuilt or renovated at a similar time include:

*Carlton Hotel, 193-199 Bourke Street, 1936 (HO1001)*

Built on the site of the Queensland Hotel. A five-storey steel framed and brick hotel with basement and rooftop facility. Designed by Sydney Smith Ogg & Serpell in the Moderne style and built by Thompson & Charters Pty Ltd for Carlton and United Breweries Limited in 1937. The cost of construction was £14,000.

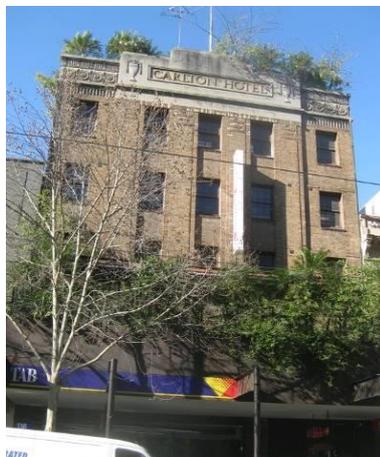


Figure 3. 193-199 Bourke Street, built in 1936.

*Batman's Hill Hotel, 66-70 Spencer Street, 1926-28 (HO1076)*

Interwar renovation and additions to the Victorian-era three-storey brick Batman's Hill Hotel were constructed 1926-28 at an estimated cost of £11,000 by Ivanhoe builder, George Andrew. The client was Mrs A Riley and the design from architects and engineers Greenwood Bradley & Allen working in association with hotel specialist architects, Sydney Smith & Ogg. The decision to add to the old hotel rather than redevelop the site was based on its remarkable sound condition. Apart from the façade design every effort was made to complement the existing building during the project. The first design proposed for the new façade and two additional floors had Smith and Ogg's characteristic Edwardian-Baroque character but a change in direction saw a more sober Greek Revival façade designed solely by Greenwood Bradley & Allen.



Figure 4. 66-70 Spencer Street, built in 1926-28.

The 1915 Sydney Smith & Ogg portion of the building, facing Flinders Street, is one of the more richly detailed and moulded of the Edwardian Baroque hotels in Melbourne. The design has precedents in British work by John Belcher, Pite, and the more conservative Sir Aston Webb (Butler 2011:330). Like the Carlton Hotel and the Batman's Hill Hotel, the 1915 section is located within a city block, rather than occupying a corner block as is often characteristic of hotels. In response, the architects have employed heavily detailed features and forms that compliment and contrast against one another, such as the ox-bow shape referenced in window mouldings and the balcony, alongside a serlian window and Juliet balconies. When compared to other work by the firm, particularly their hotel designs, the subject site is distinguished by its stylistic choices and scale. Other notable examples by the firm, such as the nearby Kilkenny Inn, make purposeful use of their corner sites, with tower elements and details of the Art Nouveau style. As such, the subject site is a good example of the hotel designs the firm of Sydney Smith & Ogg were producing at the time.

The 1915 portion of the subject site is comparable to buildings such as the former Melbourne Steamship Co Building (27-31 King Street) and the former Commercial Travellers Association Building (318-324 Flinders Street) due to similarities derived from their Edwardian Baroque design. All three buildings feature pavilion-like bays flanking the edges of the façade, with differentiated design placed between them. Unlike other examples, the subject site's pavilions are not marked by oriel windows, with the protruding element instead placed centrally between the pavilions (whereas on other examples, this section is usually simplified). Further, the subject site is distinguished by its intended use as a hotel, rather than a commercial building.

The rear extension of the former Markillie's Prince of Wales Hotel is comparable to the HO listed Batman's Hill Hotel at 66-70 Spencer Street, the 1926-28 build date of which precedes by a decade that of the last phase of construction of the subject site (1936). Although the HO listing notes that the latter building reflected a 'sober Greek Revival' design aesthetic, the building is of a similar scale and does share many characteristics with the rear of the former Markillie's Prince of Wales Hotel, including a symmetrical façade divided into equal bays by projecting pilasters terminating at a cornice, albeit with a more exuberant level of classically derived decoration, a recessed central bay with balconies and smaller windows. The Downie Street extension of the former Markillie's Prince of Wales Hotel however is of particular interest as the additions were designed to closely respond to the detail of the original, while the retention of the original cornice and subtle changes in detail allows for the original and the addition to be interpreted. The Batman's Hill Hotel on the other hand appears to have been the result of a total stylistic overlay, so that the addition is not perceptible.

Overall, as a single place comprising sections from 1915 and the interwar period, the former Markillie's Prince of Wales Hotel is an important example of medium-scale residential hotel buildings that have been developed throughout the late Edwardian and the interwar periods.

**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 extension to HO1041, 562-564 Flinders Street, Melbourne.

Amend HO1041 (562-564 Flinders Street, Melbourne) to reflect the following changes:

- Apply HO1041 (562-564 Flinders Street, Melbourne) to the former Markillie's Prince of Wales Hotel's rear wing in Downie Street.
- Change the entry in the Schedule to the Heritage Overlay to 'Markillie's Prince of Wales Hotel, 562-564 Flinders Street and Downie Street, Melbourne'.
- Amend the map for HO1041 to match the changes noted above.

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

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- Victorian Heritage Register (VHR) Place ID 65597, 'Spencer Street Bridge', Victorian Heritage Database, accessed online June 2019.

## PREVIOUS STUDIES

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**Central Activities District  
Conservation Study 1985**

B (562-564 Flinders Street frontage only)

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**Central City Heritage  
Review 1993**

B (562-564 Flinders Street frontage only)

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

B (562-564 Flinders Street frontage only)

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**Central City Heritage  
Review 2011**

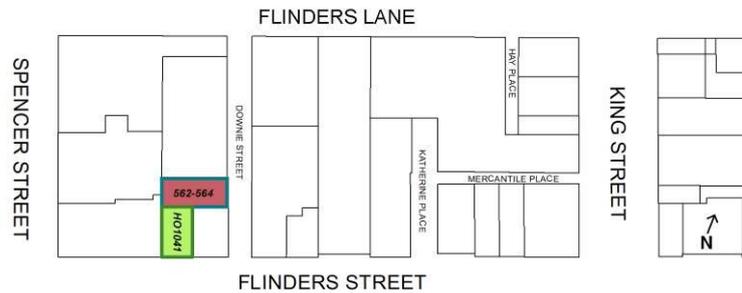
B (562-564 Flinders Street frontage only)

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**STATEMENT OF SIGNIFICANCE**

**Heritage Place:** Former Markillie's Prince of Wales Hotel

**PS ref no:** HO1041



**What is significant?**

The former Markillie's Prince of Wales Hotel at 562-564 Flinders Street, Melbourne, an Edwardian hotel built in 1915, including a rear extension of reinforced concrete built in 1927 and further extended in 1936.

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

- The original building form and detail (Flinders Street and Downie Street);
- The pattern of fenestration and elaborate decorative work to the Flinders Street façade, including the stylised Prince of Wales feathers;
- The early or original 'Markillie's Hotel' metal lettering on the Flinders Street façade;

- The original and early (1927 and 1936) building form and detail, including street level arches to Downie Street;
- The original and early (1927 and 1936) pattern of fenestration; and
- The external wall surfaces of painted cement render.

Its longstanding use as a residential hotel since 1915 is also significant.

Later alterations, including those made to the street level façades, are not significant.

### **How it is significant?**

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The former Markillie's Prince of Wales Hotel site at 562-564 Flinders Street, incorporating its rear annexe facing Downie Street, Melbourne, is of local historic and representative significance to the City of Melbourne.

### **Why it is significant?**

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The site at 562-564 Flinders Street is of historical significance for its longstanding use as a residential hotel since the 1870s. The present-day building, known as the former Markillie's Prince of Wales Hotel, was developed on this site in 1915 for the Carlton & United Breweries Ltd, with a rear extension constructed in two phases in 1927 and 1936 during Arthur Markillie's time as the licensee. It provides evidence of both the success of the hotel business under Markillie's licence and of changes in Victorian licencing legislation in the 1920s and 1930s that required the provision and upgrade of hotel accommodation. (Criterion A)

The former Markillie's Prince of Wales Hotel also represents the early twentieth century development of this area near the corner of Spencer and Flinders streets, formerly reliant on port activities on the northern bank of Yarra River. With the demise of the port activities by the 1910s, the shift in character of this area was stimulated by the significant growth of railway and motor traffic into central Melbourne. The hotel's expansions over the early decades of the twentieth century evidence the area's continued importance as one of the main access points into central Melbourne, prompted by major infrastructure-related projects such as Spencer Street Station (now Southern Cross Station) in 1924 and construction of the Spencer Street Bridge in 1929-30. (Criterion A)

The former Markillie's Prince of Wales Hotel is of representative and aesthetic significance as an excellent example of the work of Melbourne architects, Sydney Smith & Ogg and P J O'Connor. The earlier 1915 building fronting Flinders Street is a result of the collaboration between Carlton & United Breweries Ltd and Sydney Smith & Ogg, through which many notable hotel buildings around Melbourne and its surrounding suburbs were produced. The principle elevation of 562-564 Flinders Street features Edwardian Baroque style elements, with a rendered façade that is deeply modelled with bas relief detail, heavy mouldings and a skilful combination of mass and void. The fine detailing to this façade includes a wide central bow-fronted balcony and broad opening arch, decorative mouldings such as sizeable parapet cornice and brackets, ostrich feathers on the central balcony which were traditionally used as a symbol of the Prince of Wales. To the rear of this 1915 building, the Downie Street building (built as an annex in 1927 and added in 1936) is a substantial and highly intact example of an interwar residential hotel. Built to a design by hotel and church architect P J O'Connor, it demonstrates key characteristics of the restrained interwar Commercial Palazzo style, expressed through a strong vertical emphasis

resulting from projecting pilasters and mullions, a substantial cornice, and large horizontally proportioned windows separated by articulated spandrels at each floor. (Criteria D and E)

**Primary source**

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