

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Dillingham Estates House



PS ref no: HO1180



What is significant?

The former Dillingham Estates House, later Estates House, at 114-128 William Street, Melbourne, completed in 1976 and designed by Yuncken Freeman.

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

- The building's original external form, materials and detailing; and
- The building's high level of integrity to its original design.

Later alterations, particularly at street level, are not significant.

How it is significant?

The former Dillingham Estates House at 114-128 William Street is of historical, representative, aesthetic and technical significance to the City of Melbourne.

Why it is significant?

The former Dillingham Estates House is historically significant for its association with the financial investment driven by the mineral and energy boom that fuelled office building in the city. It also demonstrates the lessening of the importance of British and American capital in favour of large Australian companies during the 1970s. (Criterion A)

The former Dillingham Estates House is a significant example of a late Post-War Modernist office tower and of the work of influential modernist architects Yuncken Freeman who played a significant role in re-shaping the city from the 1960s and 70s. Yuncken Freeman had an unequalled national

reputation for superb architectural detailing and classically simple forms. The building is also part of a highly significant office group located around the corner of William and Bourke Streets and including BHP House and Eagle House, that was the precursor to the former Dillingham Estates House.

(Criterion D)

The former Dillingham Estates House is aesthetically significant for its clarity of architectural expression and the sophistication of its curtain wall with windows set in aluminium clad panels on a strict module. (Criterion E)

The former Dillingham Estates House is technically significant for its design that achieved floor to ceiling glazing and fire separation between floors, as well as the central service core that allowed the cladding of the building to be expressed on all four sides. (Criterion F)

Primary source

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