

# Amendment C387melb Melbourne Planning Scheme

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Statement of heritage evidence relating to  
53-57 Lonsdale Street, Melbourne

**Prepared by Katherine White**

Instructed by  
**Planning and Property Partners**

August 2021

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Prepared by

LOVELL CHEN



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Prepared for

Calder Place Investments Pty Ltd



## **Statement of Qualifications and Experience, and Declaration**

### **Authorship**

This statement has been prepared by Ms Katherine White, Principal of Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by Ms Charlotte Jenkins, Research Assistant. The views expressed in the statement are those of Ms Katherine White.

### **Qualifications and Experience**

I hold a Bachelor of Social Science (Planning) (Honours) degree from RMIT University, and a Masters of Urban and Cultural Heritage from the University of Melbourne. I am a member of Australia ICOMOS, and am a Registered Planner with the Planning Institute Australia. I have a multidisciplinary planning and heritage background and have worked in the heritage field for over 15 years. As Principal and Senior Heritage Planner at Lovell Chen, I am responsible for the management and overseeing of heritage approvals, appeals, planning and Heritage Victoria permit applications. I have also been involved in the preparation of municipal heritage studies and Conservation Management Plans. My project experience includes the assessment of heritage impacts for numerous individual sites in Melbourne and further afield and the preparation of reviews and reports associated with development proposals.

In addition to my Lovell Chen experience, I have worked at the cities of Darebin and Boroondara in their Strategic Planning departments. At the latter Council, my role was focussed on heritage planning.

### **Commissioning of statement**

I received a preliminary brief for the provision of independent expert evidence in relation to the property at 53-57 Lonsdale Street, Melbourne, on 9 June 2021 from Planning and Property Partners on behalf of Calder Place Investments Pty Ltd.

Lovell Chen was commissioned on 25 June 2021 by Calder Place Investments Pty Ltd to prepare expert evidence. This evidence is based on a preliminary assessment of the property prepared by Lovell Chen in February 2021 (refer below).

I have no personal relationship with the applicant.

### **Lovell Chen involvement**

In December 2021, Lovell Chen was commissioned to undertake a limited scope assessment of the heritage significance of the property, including a review of the citation and statement of significance prepared as part of the Hoddle Grid Heritage Review and exhibited as part of Amendment C387 to the Melbourne Planning Scheme. The conclusion of the preliminary assessment (February 2021) was that the property warranted inclusion in the Schedule to the Heritage Overlay, however that the citation and statement of significance which formed the basis for the heritage controls required refinement and clarification.

I had no involvement in the preparation of the preliminary assessment.

### **Summary of Opinion**

The building at 53-57 Lonsdale Street, Melbourne, presents as an altered, but typical and representative example of a small 1880s shop/dwelling group, which during the twentieth century was occupied by numerous Italian cafes/restaurants. The historical and representative significance of the property is recognised and accepted, however the statement of significance which forms the basis for the inclusion of the place in the Schedule to the Heritage Overlay requires amendment as summarised below (and indicated in Appendix A):

- Correction of the building's construction date to 1881 (deletion of references to c.1880-81).
- Simplification of the 'What is significant?' section to identify that the Italianate detailing to the Lonsdale Street façade contributes to the significance of the place as a whole, rather than identifying specific elements individually (deletion of the dot-point list of items).

- Clarification and rewording of the 'How is it significant?' section to accurately reflect the historical (Criterion A) and representative (Criterion D) significance of the place, and to remove unnecessary references.
- Deletion of reference to associational significance (Criterion H), as this is more appropriately recognised as part of the building's historical significance (Criterion A).

If the above is accepted, the consequent changes should also be made to the broader heritage citation.

**Declaration**

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

A handwritten signature in black ink, appearing to read 'K White' with a stylized flourish at the end.

Katherine White

## Introduction

This statement of evidence has been prepared for Calder Place Investments Pty Ltd, as instructed by Planning and Property Partners, and relates to the proposed permanent inclusion of 53-57 Lonsdale Street, Melbourne, in the Schedule to the Heritage Overlay as part of Amendment C387 to the Melbourne Planning Scheme. The Amendment also seeks to introduce the statement of significance for the property as an incorporated document to the Melbourne Planning Scheme.

It has been concluded that the inclusion of the subject property in the Schedule to the Heritage Overlay is warranted on the basis of its historical and representative significance. Accordingly, the intent of this statement is to identify clarifications and amendments to the statement of significance which forms the basis of the heritage control.

### *Interim Heritage Overlay*

The property at 53-57 Lonsdale Street is currently included as HO1253 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme on an interim basis (Figure 1). The statement of significance which forms the basis for the interim control is identified as: *53-57 Lonsdale Street, Melbourne Statement of Significance July 2020*; this document is incorporated in the Melbourne Planning Scheme and is accordingly listed in the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme). The interim control is currently identified as expiring on 29 May 2022 (the original date of 29 May 2021 being extended by Amendment C406melb).

The interim heritage control to the property was applied as part of Amendment C386melb to the Melbourne Planning Scheme.

The property is also identified as a significant place in the incorporated document: *Heritage Places Inventory February 2020 Part A (amended May 2021)*.

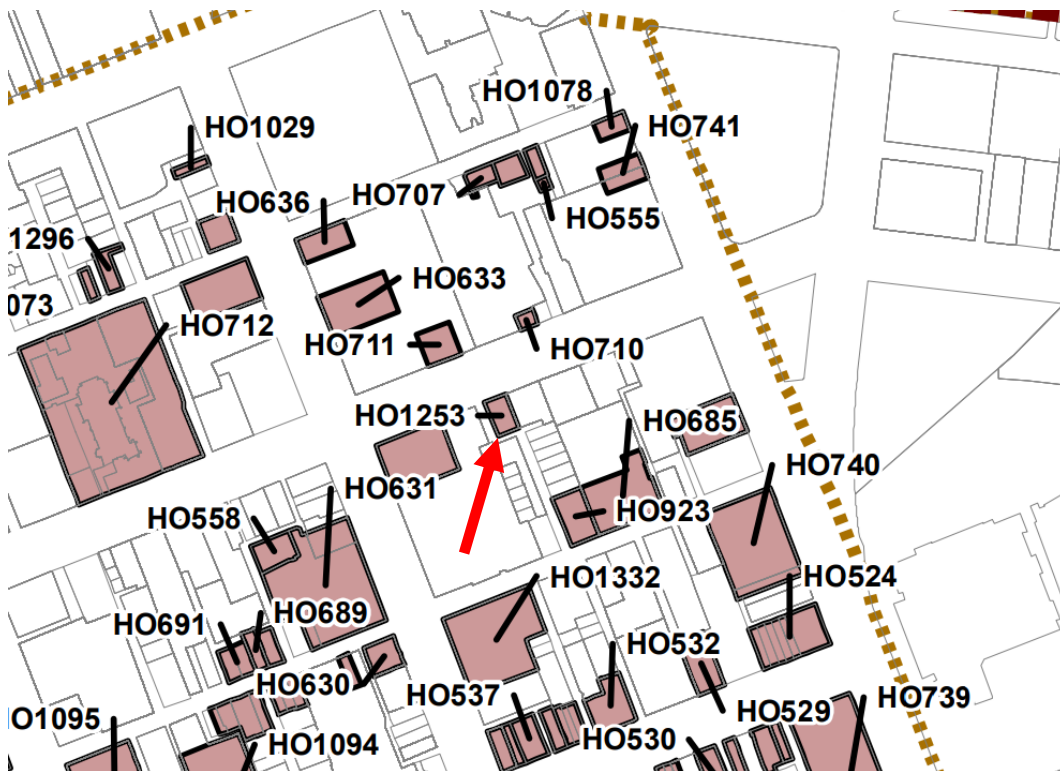


Figure 1 Detail of the current Heritage Overlay map, with the location of 53-57 Lonsdale Street indicated  
Source: Melbourne Planning Scheme

## Amendment C387melb

Amendment C387melb was placed on exhibition between 5 November 2020 and 17 December 2020. As outlined in the exhibited Explanatory Report, the intent of the amendment is to implement the recommendations of the *Hoddle Grid Heritage Review 2020* prepared by Context and GJM Heritage, including, in summary:

- Application of the Heritage Overlay to 133 individual places;
- Revision of the boundary of four existing individual Heritage Overlays;
- Application of the Heritage Overlay to five precincts, including the extension of one precinct;
- Amendment of an interim precinct Heritage Overlay by changing the Heritage Overlay number;
- Introduction of separate Statements of Significance for each place and precinct; and
- Consequential changes to Clause 22.04, the Schedule to Clause 43.01, the Schedule to Clause 72.04, the Planning Scheme maps and existing incorporated documents.

In relation to the subject property, the Amendment seeks to permanently include the group of three shop/dwellings at 53-57 Lonsdale Street, Melbourne, as HO1253 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme, and to introduce the statement of significance (*53-57 Lonsdale Street Melbourne Statement of Significance July 2020*) as an incorporated document. The amendment does not seek to apply external paint controls, internal alteration controls or tree controls to the site; nor does the schedule identify that an exemption from notice and review for outbuildings/fences applies, or that prohibited uses could be permitted. The exhibited extent of the proposed Heritage Overlay is indicated at Figure 2.

The property would also be permanently identified as a significant place in the Incorporated Document: *Heritage Places Inventory February 2020 Part A* (with an appropriate date reflecting the amendment of the document).

It is noted that significant heritage places are currently defined in Clause 22.04 (Part A) of the Melbourne Planning Scheme as follows:

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.<sup>1</sup>

The permanent inclusion of the property in the Schedule to the Heritage Overlay and reference to the significance of the property in the associated Incorporated Documents, would result in any external change to the building fabric or within the mapped land extent being subject to Clause 43.01 Heritage Overlay and Clause 22.04 Heritage Places within the Capital City Zone of the Melbourne Planning Scheme.

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<sup>1</sup> Melbourne Planning Scheme, Clause 22.04, p. 3.

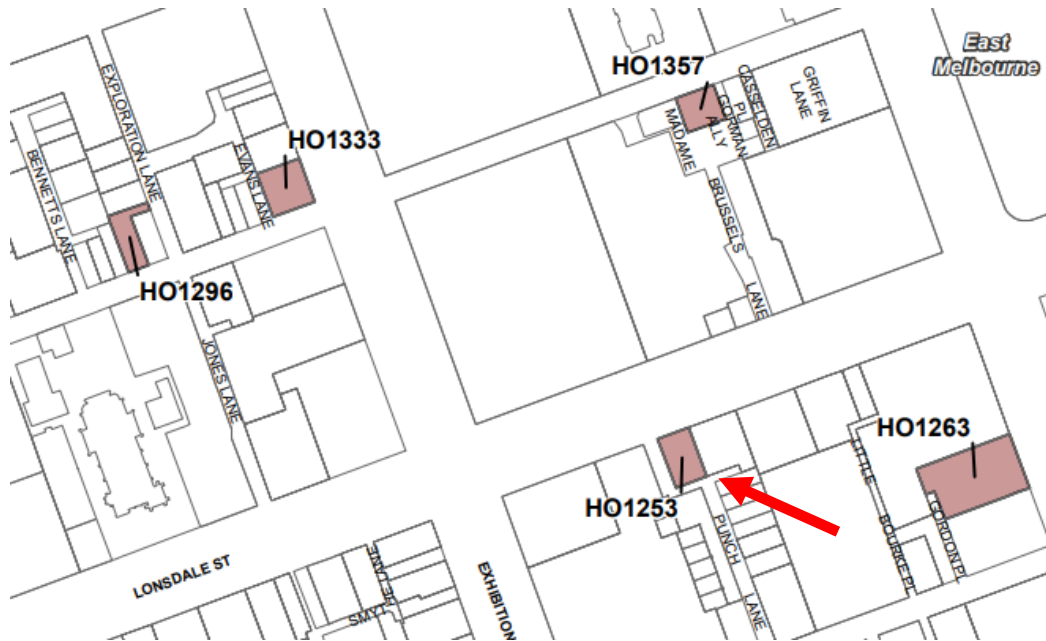


Figure 2 Detail of the exhibited Heritage Overlay map, with the location of 53-57 Lonsdale Street indicated

Source: Amendment C387melb to the Melbourne Planning Scheme

#### *Statement of Significance*

A detailed heritage citation for the property was prepared as part of the *Hoddle Grid Heritage Review 2020*, and forms the basis of the statement of significance which is proposed to be incorporated to the Melbourne Planning Scheme. The statement of significance is reproduced below:

##### *What is significant?*

The row of shops at 53-57 Lonsdale Street, completed c1880-81.

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

- The building's original external form, materials and detailing;
- The buildings high level of integrity to its original design;
- Simple parapet;
- Engaged pilasters with scroll detail and decorative markings;
- Deep moulded cornice with rosettes;
- Segmented arched window openings with moulded architraves;
- Minor cornice connecting spring point of window arches;
- Original wall vents;
- Double hung timber windows;
- Minor moulded cornice at bottom of upper façade; and
- Brick chimneys.

Later alterations made to the street level façade, the wrought iron window baskets and single storey extensions at the rear of the site are not significant.

*How it is significant?*

53-57 Lonsdale Street is of local historic, representative and associative significance to the City of Melbourne.

*Why it is significant?*

53-57 Lonsdale Street is historically significant for its links with Melbourne Italian restaurateur families who conducted eating houses in the building from 1901 to 2001. These families included the Rinaldis (1901-12), the Molinas (1922-51), and the Triacas (1964-84). The building is historically significant for its demonstration of the flourishing Italian café society that developed in the first decades of the twentieth century prior to Italian migrants establishing restaurants and pizza cafes in the inner-city area in the 1950s and 1960s. The influence of Italian culture upon Australian culinary traditions continues to have enduring presence and value in Melbourne today. (Criterion A)

53-57 Lonsdale Street is a fine example of a small-scaled shop and residence from the mid-late Victorian period, built at a time when Melbourne was developing rapidly as a retail and commercial centre. 53-57 Lonsdale Street is a modest example of the work of noted civic and institutional architects Crouch and Wilson, whose practice operated in Melbourne between 1854-1881. The façade of 53-57 Lonsdale street is characterised by classical Victorian-era detailing with paired segmented arched windows, pilasters, scrolls and cornice detail typical of the period. The rear facades and chimneys are largely intact and contribute to the building's integrity. (Criterion D)

53-57 Lonsdale Street is significant for its long association with Italian restaurants, restaurateurs and their clientele for nearly a century (1901-2001) as part Melbourne dining traditions, serving generations of Melbournians and reflecting the celebrated 'Italianisation' of food and wine culture during the twentieth century. It is significant for its direct and long-standing associations with several important Italian restaurateurs/families who have significantly influenced Melbourne's culinary culture, and who introduced new cuisines and dining styles to Melbourne. From 1922 to 1951 the Molina family operated Molina's Café d'Italia at the subject site, and for some time lived at the upstairs residence. David Triaca ran Café Latin at the subject site from 1964 to 1984, followed by Bill and Cheryl Marchetti trading as Marchetti's Latin from 1984-2001. (Criterion H)<sup>2</sup>

*Future Melbourne Committee Meeting*

Calder Place Investments Pty Ltd lodged an objection to the inclusion of the property at 53-57 Lonsdale Street, Melbourne, in the Heritage Overlay on 11 November 2020, citing the following reasons for the objection:

- The significance of the building has not been adequately demonstrated
- The periodic use of the building as a restaurant is not sufficient to demonstrate a 'flourishing Italian café society'. The importance of the Italian influence in Melbourne is more appropriately demonstrated by other buildings and locations (for example, in Lygon Street, Carlton).
- The architects of the building – Crouch and Wilson – are noted by Council to be 'civic and institutional' architects. This example of their work is a

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<sup>2</sup> Context & GJM, *Hoddle Grid Heritage Review*, Volume 2A, 2020, pp. 1212-1213.

rudimentary shop with dwellings above, and it is not an example of the work for which they were known or recognised.

- The design of the shops and dwellings above is considered by Council to be ‘modest’ and on this basis the identification of the property for heritage protection fails to implement the methodology in the Review which is to identify *particularly early, rare or fine examples, or having exceptionally strong historic or other heritage values*.

This objection was considered by the City of Melbourne and reference was made to the issues raised in the Report to the Future Melbourne Committee on 18 May 2021 (Agenda Item 6.4). A document titled Summary of Submissions and Management Responses formed Attachment 2 to Agenda Item 6.4, which included the following response in relation to the objection lodged in relation to 53-57 Lonsdale Street, Melbourne:

**This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**

Management agrees with GJM’s response that the assessment of 53-57 Lonsdale Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.

Management agrees with GJM’s response that the subject site has a clear association with Italian ‘culinary traditions’ and Italian restaurateur families through the long-term use and occupation of the site as Italian restaurants periodically from 1922 until 2001, as outlined in the exhibited Statement of Significance for the place. It predates the postwar boom of Italian restaurant culture in other locations within the City of Melbourne, such as Lygon Street.

Management agrees with GJM’s response that the place is recognised as a ‘modest’ example of the work of architects Crouch and Wilson under Criterion D, however the property is not asserted to be significant for this association (Criterion H), but rather as a ‘fine example of a small-scaled shop and residence’ (Criterion D).

Management agrees with GJM’s response that 53-57 Lonsdale Street is locally significant as ‘a fine example of a small-scale shop and residence...built at a time when Melbourne was developing rapidly as a retail and commercial centre’, as expressed in the Statement of Significance for the place.<sup>3</sup>

As indicated in Attachment 2 to Agenda Item 6.4, following consideration of the objection, it was concluded that Management’s position was that:

No changes are recommended in response to this submission.

Refer submission to the planning panel.<sup>4</sup>

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<sup>3</sup> Report to the Future Melbourne Committee, Agenda Item 6.4 Planning Scheme Amendment C387 Hoddle Grid Heritage (Permanent Controls), 18 May 2021, Attachment 2, pp. 25-26

<sup>4</sup> Report to the Future Melbourne Committee, Agenda Item 6.4 Planning Scheme Amendment C387 Hoddle Grid Heritage (Permanent Controls), 18 May 2021, Attachment 2, p. 26

It is noted that in relation to Agenda Item 6.4, the Future Melbourne Committee did not form a quorum, and that the matter would be dealt with by a Council Officer under delegation. It was indicated that the officer decision would be published on Council's Participate Melbourne website, which was as follows:

The decision made under delegation is in accordance with the management recommendation printed in the agenda papers as follows:

That the Future Melbourne Committee:

- Considers all submissions to Amendment C387 as listed in Attachment 2 and adopts management's position on all those submissions.
- Refers all submissions to Amendment C387 as listed in Attachment 2 to an independent Panel appointed by the Minister for Planning for consideration by the Panel.
- Notes that the form of the Amendment to be presented to an independent Panel is as exhibited except as set out in Attachment 3 being those parts of the Amendment which include proposed revisions following consideration of all submissions
- Authorises the General Manager Strategy, Planning and Climate Change to make any further minor or necessary changes to Amendment C387.<sup>5</sup>

#### **Previous heritage studies**

The *Hoddle Grid Heritage Review* (2020) prepared by Context and GJM Heritage is acknowledged as building on previous heritage studies which have focussed on built heritage within the central city area. These studies included:

- Central Activities District Conservation Study, 1985
- Central City Heritage Review, 1993
- Review of Heritage Overlay listings in the CBD, 2002
- Central City Heritage Review, 2011

The subject property was included in some of these previous studies, as identified below.

#### *Central Activities District Conservation Study*

The *Central Activities District Conservation Study* was undertaken by Graeme Butler in 1985. A Building Identification Form was prepared for the property, which identified it as a D graded building.

The Study defined D Graded buildings as follows:

'D' Graded Buildings are either reasonable intact representatives of particular periods or styles or they have been substantially altered but stand in a row or street which retains much of its original character.<sup>6</sup>

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<sup>5</sup> Participate Melbourne: Amendment C387: Hoddle Grid Heritage Review (Permanent Controls): <https://participate.melbourne.vic.gov.au/amendmentc387/future-melbourne-committee-meeting-18-may>

<sup>6</sup> Graham Butler and Associates, *Central City (Hoddle Grid) Heritage Review*, 2011, p.688.

### *Central City Heritage Study Review*

The *Central City Heritage Study Review* was undertaken by Phillip Goad, Miles Lewis, Alan Mayne, Bryce Raworth, and Jeff Turnbull in 1993. The subject building was identified in the Revised Schedule of Buildings and assessed as a Grade C building by this Study.<sup>7</sup>

The Study provided the following definition for Grade C buildings:

Grade C Buildings are of cultural significance for their representation of different phases of development in the central city. Buildings with a C grading make a contribution to the cultural value of the streetscape or precinct within which they are located.<sup>8</sup>

### *Review of Heritage Overlay listings in the CBD*

The *Review of Heritage Overlay listings in the CBD* was undertaken by Bryce Raworth in 2002. The subject property at 53-57 Lonsdale Street was not identified in this study, nor recommended for inclusion in the Heritage Overlay.

### *Central City (Hoddle Grid) Heritage Review*

The *Central City (Hoddle Grid) Heritage Review* was undertaken by Graeme Butler & Associates in 2011. The subject property at 53-57 Lonsdale Street was not identified in this study, nor recommended for inclusion in the Heritage Overlay.

## **History**

A detailed history of the site development prior to 1880 and the subject property (following its construction in 1881) is provided in the citation prepared as part of the *Hoddle Grid Heritage Review* (2020). A brief summary history is provided below, which draws on the information contained in the heritage citation, but also references primary sources as relevant.

The existing building was constructed in 1881, following a call for tenders by Crouch and Wilson on 1 December 1880, on behalf of property owner Edmund Ashley, Esq., for the erection of three shops in Lonsdale Street.<sup>9</sup> The Melbourne Rate Book for 1881 lists Edmund Ashley as the owner of the three brick shops of five rooms each 'in the course of erection' in Lonsdale Street, adjacent to the Early Bird Hotel.<sup>10</sup>

The 1888 Mahlstedt plan and 1895 MMBW plan indicate the early footprint of the three adjoining shops, with their rear wings and outbuildings to the south (Figure 3 and Figure 4). The 1890-1900 MMBW plan indicates the extent of the masonry building (two-storey shops and rear wings) and the one-storey timber structures to the rear yards (Figure 5).

The 1925 and 1948 Mahlstedt plans (Figure 6 and Figure 7) indicate that various additions were undertaken to extend and alter the rear wings of the shops. These modifications appear to correspond with building applications made in 1925 (Application no 8078: alterations to premises to a value of £350) and 1947 (Application no 24261: alterations to café to a value of £1600).<sup>11</sup> Various other minor

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<sup>7</sup> Goad, P. and Miles Lewis, Alan Mayne, Bryce Raworth, Jeff Turnbull. *Central City Heritage Study Review: Final Report*, 1993, p.33.

<sup>8</sup> Goad, Phillip and Miles Lewis, Alan Mayne, Bryce Raworth, Jeff Turnbull. *Central City Heritage Study Review: Final Report*, 1993, p. 13.

<sup>9</sup> The Argus, Wednesday, 1 December 1880, p. 3.

<sup>10</sup> Ratebook, City of Melbourne, Volume 20: 1881, Gipps Ward, Public Record Office of Victoria, VPRS 5708/P0009

<sup>11</sup> '53-57 Lonsdale Street', Melbourne Building Application Index, *Victoria, Australia, Selected Trial Brief and Correspondence Registers and Other Images, 1837-1993*, accessed via Ancestry.com

alterations during the twentieth century are also identified in the Melbourne Building Application Index, including modifications to shopfronts, installation of signage and sunblinds. More significant alterations, likely largely internal, occurred in the mid-1980s and early 1990s associated with Marchetti's Latin Restaurant.

The location of the original cast iron verandah to Lonsdale Street is visible in the 1930s image and 1951 aerial photograph (Figure 8 and Figure 9), however this was removed during the post-war period as it is not evident in the 1980s images of the building (Figure 10 and Figure 11). In addition, the roof form also appears to have also been reclad during the latter half of the twentieth century and a one-storey tenancy was constructed to the rear of the site in c. 2004.<sup>12</sup>

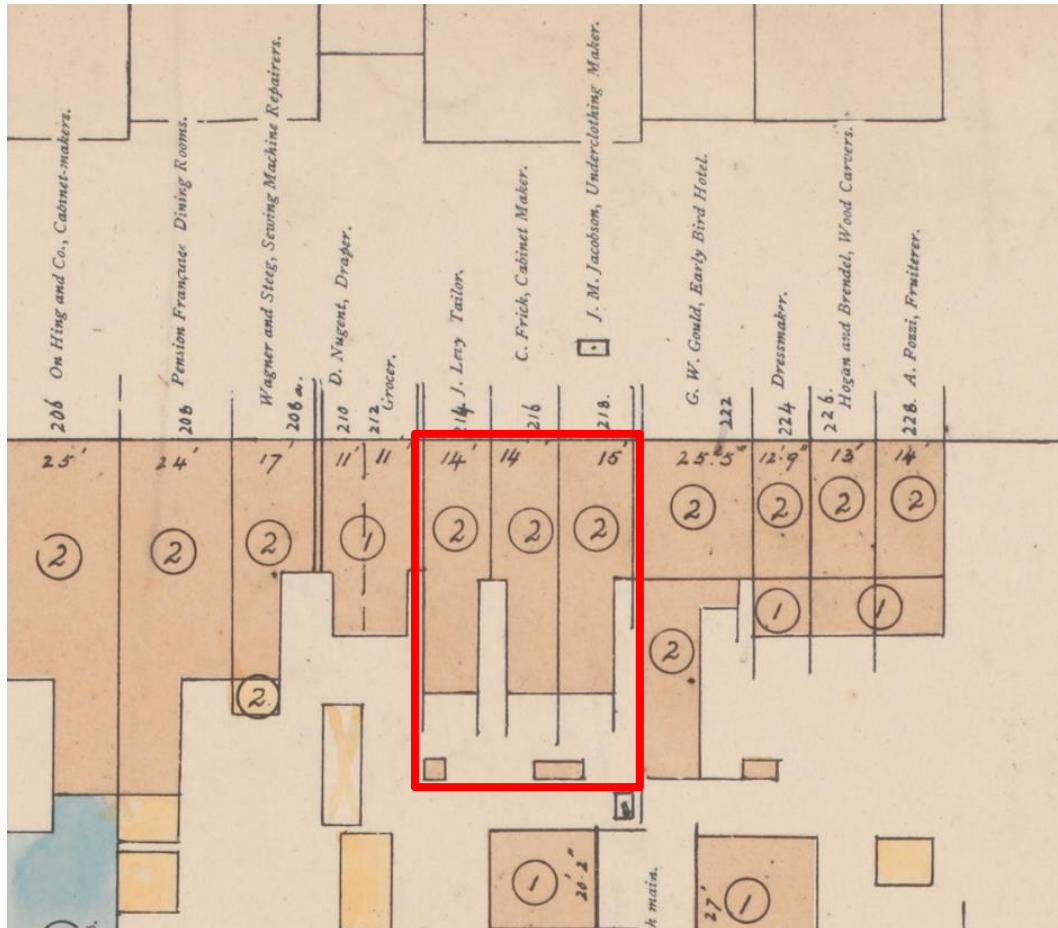


Figure 3 1888 Mahlstädt plan, indicating early building footprint and occupants  
Source: Mahlstädt's (Vic.) Pty. Ltd., State Library of Victoria

<sup>12</sup> Melbourne Cityscope, 26 March 2019, Map 25, p. 2

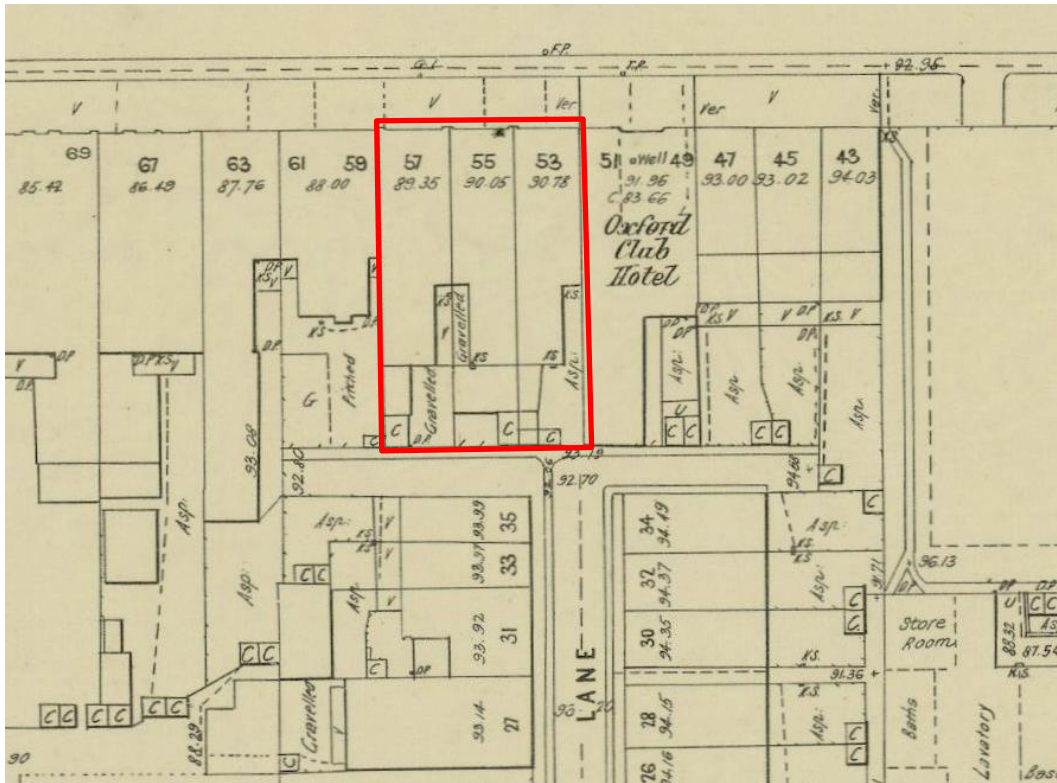


Figure 4 Detail of MMBW Plan 1014, 1895 with subject building indicated  
Source: State Library of Victoria

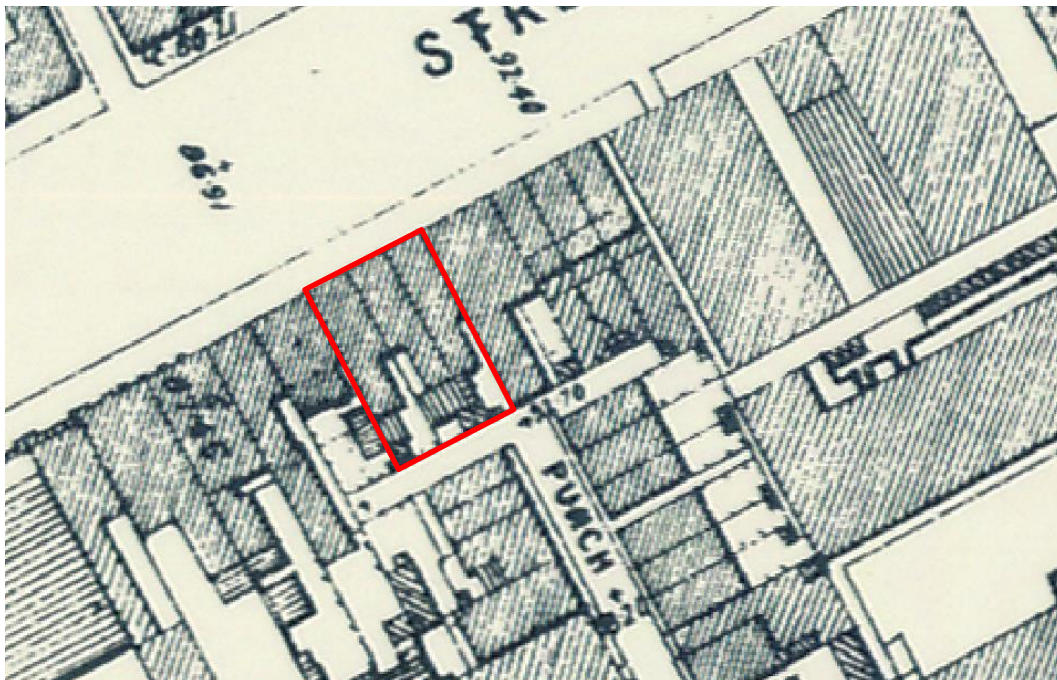


Figure 5 Detail of MMBW Plan 27, c.1890-1900 with subject building indicated; diagonal hatching indicating masonry and vertical/horizontal hatching indicating timber  
Source: State Library of Victoria

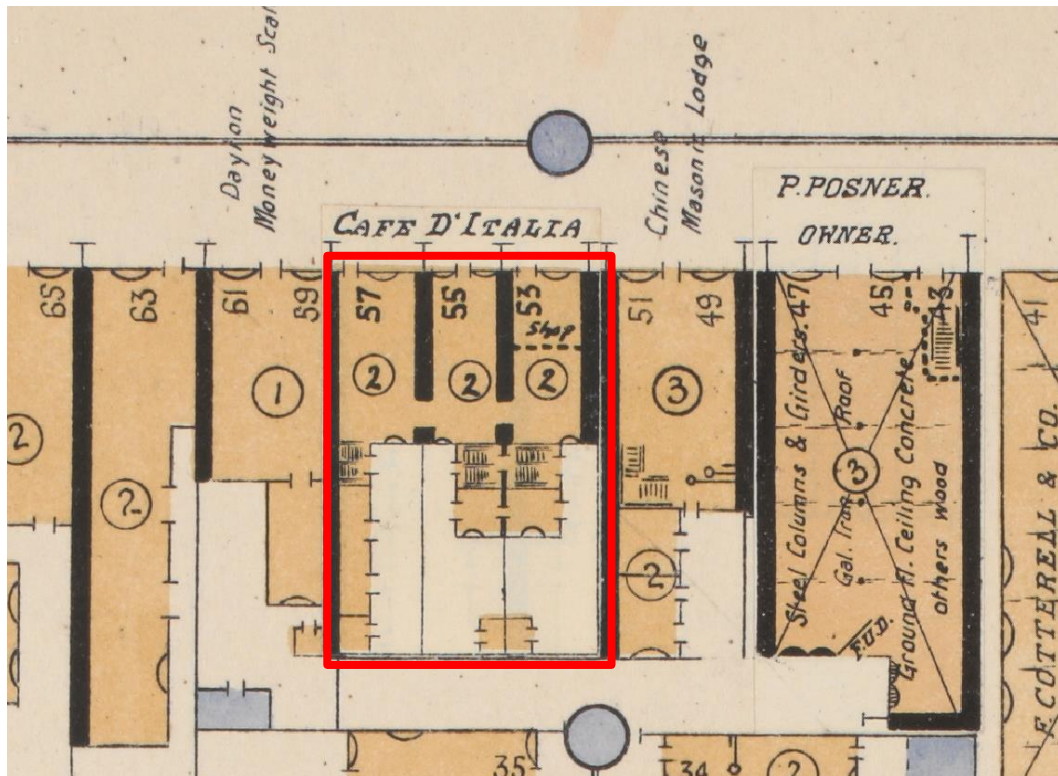


Figure 6 1925 Mahlstedt plan, showing an addition to the rear wing of 57 Lonsdale Street  
Source: Mahlstedt's (Vic.) Pty. Ltd., State Library of Victoria

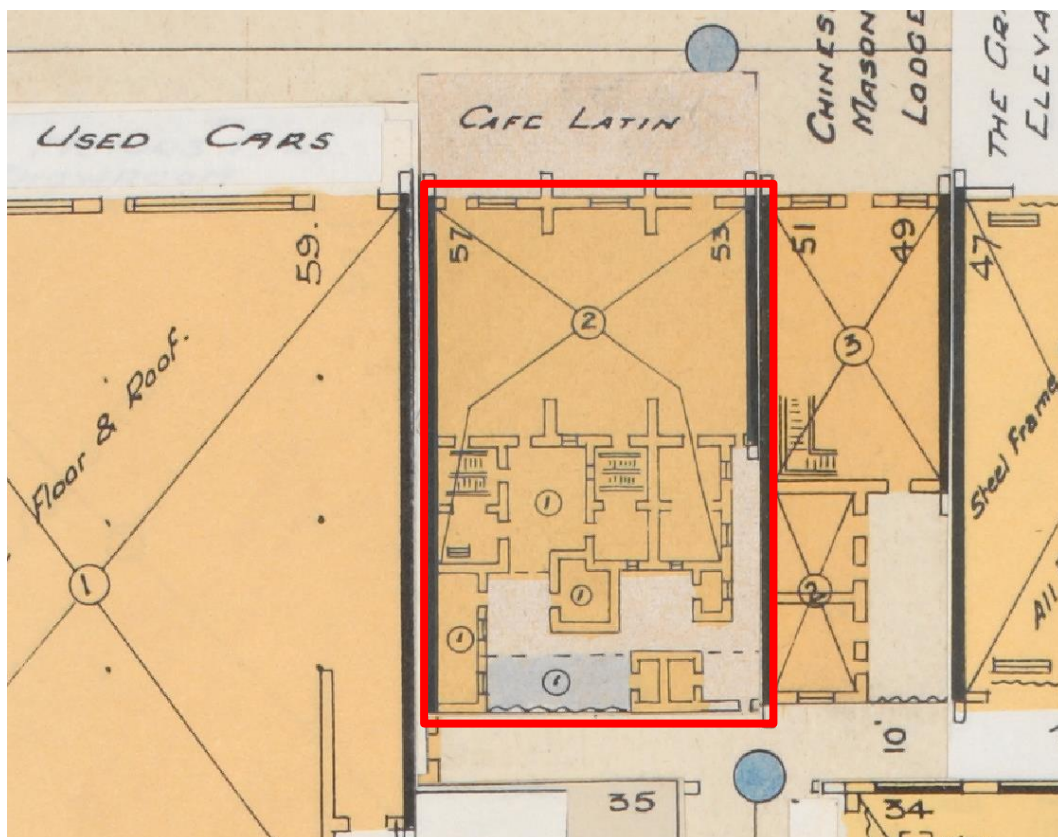


Figure 7 1948 Mahlstedt plan (version 6), showing various single-storey additions to the rear  
Source: Mahlstedt's (Vic.) Pty. Ltd., State Library of Victoria



Figure 8 Molina's Café d'Italia restaurant, c. 1930  
Source: COASIT – Italian Historical Society Image Collection



Figure 9 1951 aerial photograph, showing dark coloured cladding to roof form (likely slate) and the verandah  
Source: Landata, Victorian Registry Services, Historical Aerial Photography Collection



Figure 10 Subject property in 1985, prior to the demolition of the building to the west  
Source: *Central Activities District Conservation Study*, Building Identification Form



Figure 11 1987 aerial photograph, showing the building prior to the connection of Punch Lane through to Lonsdale Street and the construction of the rear one-storey building  
Source: Landata, Victorian Registry Services, Historical Aerial Photography Collection



Figure 12 Subject property, early 2000s  
Source: City of Melbourne i-Heritage database

The occupants of the shops as identified in the *Sands and McDougall Directory* every five years between 1880 and 1974 are listed in Table 1, which provides an indication of the association of the shop group with various Italian cafés and restaurants. This list indicates that the shop at 55 Lonsdale Street was a wine shop between c.1900 and 1910, before nos 55 and 57 were consolidated in c. 1915-1920 and the building listed as a wine cafe, and then all three shops were occupied by the Molina family between c. 1925-1950 (Café d'Italia), and various other restaurants from 1950, including the Latin run initially by David Triaca, followed by the Marchetti's. The heritage citation for the property identifies the eleven different occupiers and the associated names of the cafes/restaurants (Table 2), with varying lengths of occupation.

As outlined in Rita Erlich's entry in the *Encyclopedia of Melbourne* regarding restaurants and cafes<sup>13</sup>, it is understood that the development of restaurants in the current sense (as against hotels and sixpenny/four penny restaurants) in Melbourne occurred during the late nineteenth century, and the early restaurants were largely run by European migrants, particularly French and Swiss into the early twentieth century. The liquor licensing laws prevented the serving of alcohol after 6 o'clock from 1916, and this impacted on the operation of restaurants also. As a result, many restaurants originated as wine shops, with food service added after the establishment of the premises. By the 1920s and 1930s, Italian families had started to dominate the restaurant scene, revolving around five establishments within the environs of Bourke Hill: Molina's (53-57 Lonsdale Street), Café Latin, the Society, Café Florentino, and Mario's. From the 1950s and 1960s, influenced by post-war migration, Lygon Street became the destination for Italian cuisine and hospitality venues (replacing the earlier Jewish cafes of the 1920s and 1930s). Despite the establishment of Lygon Street as a destination, the Italian restaurants established during the 1920s and 1930s within the city centre maintained their influence (under various names and restaurateurs) and were joined by a number of other cafes and restaurants (such as Pelligrini's). It is

<sup>13</sup> Rita Erlich, 'Restaurants and Cafes', in *The Encyclopedia of Melbourne*, Cambridge University Press, 2005, pp.600-602

noted that the Café Latin that operated from 53-57 Lonsdale Street from the mid-1960s was operated by David Triaca, the son of Camillo Triaca who established the original Café Latin in Exhibition Street with Rinaldo Massoni (later of Café Florentino) in 1925.<sup>14</sup>

Table 1 Sands and McDougall Directory occupant listings for the subject property

| Year | Occupant                                                                                   |
|------|--------------------------------------------------------------------------------------------|
| 1880 | 218 Vacant<br>214 Vacant                                                                   |
| 1885 | 218 Davis, Louis, dealer<br>216 Trick, Charles, furniture dealer<br>214 Levy, J tailor     |
| 1890 | 53 Jacobson, Mrs, Millner<br>55 Frick, Chas, furn dlr, fpolisher<br>57 Levy, Joseph tailor |
| 1895 | 53 Jacobson, Mrs Janet M draper<br>55 Vacant<br>57 Levy, Joseph, tailor                    |
| 1900 | 53 Davis, Abraham , draper<br>55 Valli, Antonie, wine shop<br>57 Levy, Joseph, tailor      |
| 1905 | 53 Davis, Mrs A., draper<br>55 Rinaldi, John, wine shop<br>57 Levy, Joseph, tailor         |
| 1910 | 53 Davis, Mrs Susie, draper<br>55 Zanardi, Paul, wine shop<br>57 Levy, Joseph, tailor      |
| 1915 | 53 Bruni, Mrs Mary laundry<br>55- 57 Marocco, Vactor, wine cafe                            |
| 1920 | 53 Collis, Mrs Rachel, tbcnst<br>55-57 Noll. Guiseppe. wine cafe                           |
| 1925 | 53-57 Molina, E., wine cafe                                                                |
| 1930 | 53-57 Molina, E., wine cafe                                                                |

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<sup>14</sup> WS Benwell, 'Triaca, Camillo (Cam) (1887-1972)' in Australian Dictionary of Biography: <https://adb.anu.edu.au/biography/triaca-camillo-cam-8851>

| Year    | Occupant                        |
|---------|---------------------------------|
| 1935    | 53-57 Molina, E., wine cafe     |
| 1940    | 53-57 Molina, E., wine cafe     |
| 1944/45 | 53-57 Molina, E., wine cafe     |
| 1950    | 53-57 Molina, Jos., wine cafe   |
| 1955    | 53-57 Nicotra, J. A., wine cafe |
| 1960    | 53-57 Venezia Cafe              |
| 1965    | 53-7 Cafe Latin Pty Ltd         |
| 1970    | 53-7 Cafe Latin Pty Ltd         |
| 1974    | 53-7 Cafe Latin P/L             |

Table 2 Summary list of Italian café/restaurant and occupants as identified in the heritage citation prepared as part of the *Hoddle Grid Heritage Review 2020*

| Years of occupancy | Name of café/occupier                                   |
|--------------------|---------------------------------------------------------|
| 1901               | Cucina Italiana, John Rinaldi                           |
| 1912               | Paul Zapardi                                            |
| 1914-1917          | Café d'Italia, Victor Maroco                            |
| 1917-20            | Giuseppe Noli                                           |
| 1921-22            | Andrea and Lilian De Campo                              |
| 1922-1951          | Molina's Café d'Italia, Ernesto Molina/Joseph Molina    |
| 1955-1958          | J Nicotra                                               |
| 1958-64            | Venezia Café, Guido Cipolato                            |
| 1964-84            | Café Latin, David Triaca                                |
| 1984-2001          | Marchetti's Latin restaurant, Bill and Cheryl Marchetti |

### Description

The property at 53-57 Lonsdale Street is located on the south side of the street, between Spring (east) and Russell (west) streets. Punch Lane extends along the southern and western boundary of the site, providing access between Little Bourke and Lonsdale streets (Figure 13 and Figure 14). The open plaza to the rear of the subject site and the walkway to the west of the building was installed at the northern end of Punch Lane in the mid-1990s, which considerably changed the context of the building.

The building at 53-57 Lonsdale Street comprises a row of three, two-storey rendered brick shops (Figure 15). As it presents to Lonsdale Street, the building incorporates its original Italianate detail to the upper level, including expressed pilasters with scroll detail dividing shops, double-hung timber sash windows with hood mouldings, and a horizontal parapet which conceals the corrugated sheet metal clad hipped roof forms. A single brick chimney is evident rising above the parapet in views from Lonsdale Street to the east. It is noted that the urns above the party walls have been removed from the parapet. The ground floor of the building has been significantly altered, including the removal and replacement of the

shopfronts and the cast iron verandah. Modern extendable awnings have since been installed above the ground floor shopfront of the eastern and central tenancies, the rendered finish has been overpainted, tenancy signage installed and metal window planter baskets added to first floor level

The western elevation of the building was revealed in the late twentieth century when the adjacent single-storey shop was demolished and Punch Lane extended through to Lonsdale Street during the 1990s.<sup>15</sup> This elevation has been rendered (possibly rebuilt following the demolition of the adjacent building) and door/window openings installed (Figure 16). As it presents to Punch Lane, the western elevation of the subject building has adapted an aesthetic through the render treatment and overpainting to match the presentation of the western building bounding Punch Lane (which relates primarily to the overall aesthetic and presentation of the extension of Punch Lane through to Lonsdale Street). The treatment of the western elevation of the subject building has been significantly modified and other than its form, presents with no Victorian detailing or expression.

The rear two-storey brick wings of the shops remain within the centre of the site, together with the rear brick chimneys (Figure 17 and Figure 18). The lower ground floor level of the rear wings are not visible from the public domain, and have been previously extended and altered, including the present single-storey building constructed to the rear of the site (c. 2004).<sup>16</sup>

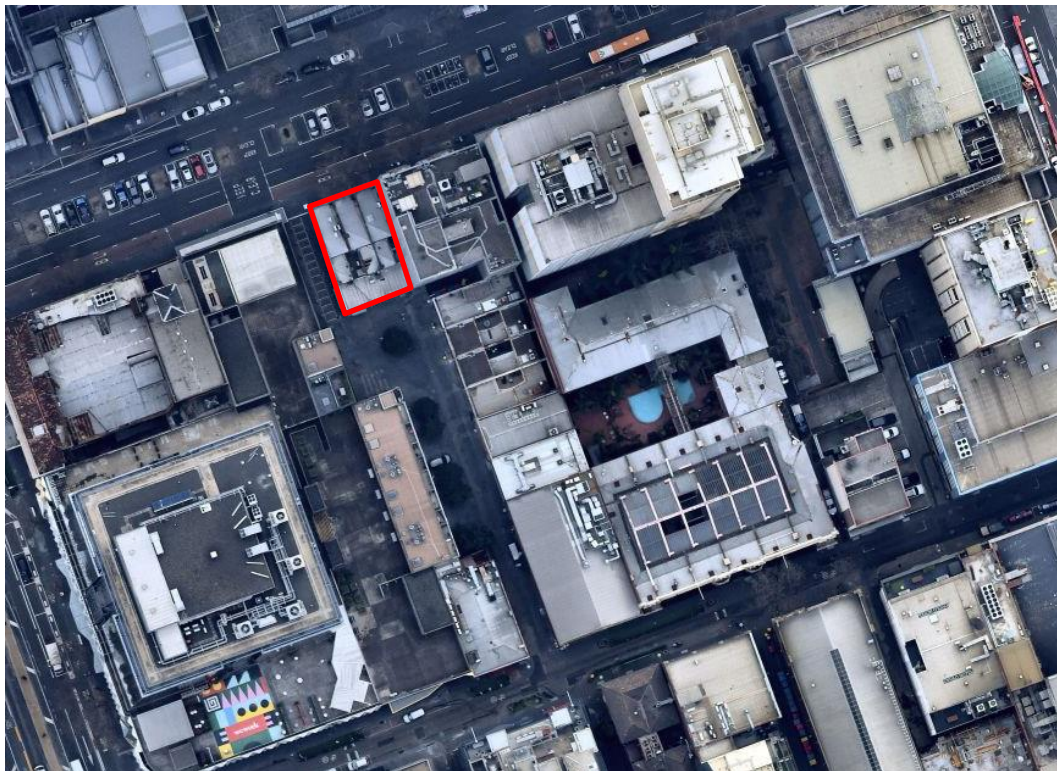


Figure 13 Recent aerial photograph of the subject property (indicated), with the extent of Punch Lane evident to the south and west of the building  
Source: Nearmap

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<sup>15</sup> Melway Directory 1995 & 1998.

<sup>16</sup> Melbourne Cityscope, 26 March 2019, Map 25, p. 2



Figure 14 Recent aerial photograph of the subject property (indicated)  
Source: Nearmap



Figure 15 53-57 Lonsdale Street, north and west elevations



Figure 16 West elevation, showing render finish and new openings along Punch Lane



Figure 17 View of the rear wings (south elevation) and the c.2004 single-storey addition to the rear of the subject site



Figure 18 View toward the rear of the subject site from Punch Lane

### Assessment of heritage significance

*Planning Practice Note 1: Applying the Heritage Overlay* provides guidance in relation to the application of the Heritage Overlay. It requires that the following recognised heritage criteria are used for the assessment of the heritage value of heritage places:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G: 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).
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In this instance, given consideration is given to inclusion in the Schedule to the Heritage Overlay, the thresholds to be applied in the assessment of significance is 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality.

The Practice Note continues:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay.

Additionally, the Practice Note states:

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'

The heritage citation prepared for 53-57 Lonsdale Street as part of the *Hoddle Grid Heritage Review 2020* was prepared with regard to the Practice Note, with reference to the recognised criteria for the assessment and the 'what, how, why' format for the statement of significance.

It is noted that while the heritage citation included a history, description and brief comparative analysis for the property, it did not include a comprehensive assessment against criteria. Instead, a table was provided to identify (tick) which criteria the property met. While the methodology report prepared as part of the *Hoddle Grid Heritage Review* (Volume 1) indicated that 'for each individual place and precinct, a discussion was prepared for each of the criteria considered to have met the threshold of local significance', a comprehensive assessment and the 'discussion' regarding each criterion was not provided in the heritage citation.<sup>17</sup> Furthermore, the Methodology report provides no explanation as to how the criteria were applied or a description of how a place was considered to meet the threshold for each criteria (other than identifying that comparative analysis was undertaken).

When identifying a place for individual inclusion in the Heritage Overlay it is reasonable to expect a more detailed and exploratory assessment against the criteria is undertaken, which then forms the basis of the statement of significance. In this instance, however the 'why is it significant?' section of the statement of significance provides the explanation as to how the property meets the threshold for each of the identified criterion, and a detailed assessment is not provided.

#### *Application of criteria*

The Practice Note does not include guidance with regard to the application of the heritage criteria, however the Heritage Council Victoria (HCV) has prepared a guideline document, *The Victorian Heritage Register Criteria and Threshold Guidelines* (reviewed and updated 3 December 2020), for the inclusion of places on the Victorian Heritage Register. While this document provides guidance with regard to the assessment of places for potential state heritage listing, which is not applicable in this instance, it does provide a useful framework for understanding and applying the recognised criteria to heritage places. The guidelines include a three step process for identifying whether the threshold for state heritage listing is met. The steps are identified as follows:

- Step 1 – a basic test for satisfying the criterion
- Step 2 – a basic test for determining state level significance
- Step 3 – exclusion guidelines

The first step, as a basic test to satisfy each criterion, can be used as a guide to assist with determining whether a place may satisfy the criterion at a local level, as the threshold is lower than the test outlined

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<sup>17</sup> Context and GJM Heritage, *Hoddle Grid Heritage Review*, Volume 1, 2020, p. 13

for determining state level significance (as outlined at Step 2). Accordingly, reference has been made to this Guideline document in providing a broad outline as to how each criterion has been applied.

#### *Historical significance*

In terms of assessing historical significance, the Criterion requires that the place has 'importance to the course or pattern of our cultural or natural history'. The guidance included in the HCV Guideline document indicates that the basic test for meeting Criterion A requires:

- The place/object has a CLEAR ASSOCIATION with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history; and
- The association of the place/object to the event, phase etc IS EVIDENT in the physical fabric of the place/object and/or in documentary resources or oral history; and
- The EVENT, PHASE etc is of HISTORICAL IMPORTANCE, having made a strong or influential contribution to Victoria.<sup>18</sup>

The statement of significance states the following in relation to the historical significance of the subject property:

53-57 Lonsdale Street is historically significant for its links with Melbourne Italian restaurateur families who conducted eating houses in the building from 1901 to 2001. These families included the Rinaldis (1901-12), the Molinas (1922-51), and the Triacas (1964-84). The building is historically significant for its demonstration of the flourishing Italian café society that developed in the first decades of the twentieth century prior to Italian migrants establishing restaurants and pizza cafes in the inner-city area in the 1950s and 1960s. The influence of Italian culture upon Australian culinary traditions continues to have enduring presence and value in Melbourne today. (Criterion A)

The property at 53-57 Lonsdale Street has historically been occupied by Italian cafes and restaurants, and the occupation of the building as a hospitality venue did form part of a broader grouping of Italian restaurants within the city centre that were establishing in the early twentieth century. In this instance, it is accepted that the building is of local historical significance for the longstanding association of the place with Italian hospitality businesses, however the statement of significance does embellish and enhance this aspect of significance such that the historical significance of the property is overstated.

The statement of significance indicates that the historical association with Italian hospitality venues is demonstrated by the current building, and implies that this historical significance is evident in the fabric. The existing building is currently occupied by cafes and take away shops, however the association with Italian restaurateurs is no longer present, nor is there any fabric, signage or physical link that remains which provides evidence of the former occupation of the building by, or its association with, Italian cafes/restaurants.

The statement of significance in relation to Criterion A should be limited to statements of historical fact, and would be more appropriately reworded as follows:

53-57 Lonsdale Street is historically significant for its longstanding association with Melbourne Italian restaurateur families who conducted eating houses in the building from 1901 to 2001. These families included the Molinas (1922-51), the Triacas (1964-84) and the Marchetti's (1984-2001). The Italian restaurants that operated from the building formed part of the Italian café society that developed in

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<sup>18</sup> Heritage Council Victoria, *The Victorian Heritage Register Criteria and Threshold Guidelines* (reviewed and updated 3 December 2020), p. 6.

the early twentieth century prior to Italian migrants establishing restaurants and pizza cafes in the inner-city area in the 1950s and 1960s. (Criterion A)

#### *Representative significance*

In terms of assessing representative significance, the Criterion requires that the place has 'importance in demonstrating the principal characteristics of a class of cultural or natural places or environments'. The guidance included in the HCV Guideline document indicates that the basic test for meeting Criterion D requires:

- The place/object is one of a CLASS of places/objects that has a CLEAR ASSOCIATION with an event, phase, period, process, function, movement, important person(s), custom or way of life in Victoria's history; and
- The EVENT, PHASE etc is of HISTORICAL IMPORTANCE, having made a strong or influential contribution to Victoria; and
- The principal characteristics of the class are EVIDENT in the physical fabric of the place/object.<sup>19</sup>

The statement of significance states the following in relation to the representative significance of the subject property:

53-57 Lonsdale Street is a fine example of a small-scaled shop and residence from the mid-late Victorian period, built at a time when Melbourne was developing rapidly as a retail and commercial centre. 53-57 Lonsdale Street is a modest example of the work of noted civic and institutional architects Crouch and Wilson, whose practice operated in Melbourne between 1854-1881. The façade of 53-57 Lonsdale street is characterised by classical Victorian-era detailing with paired segmented arched windows, pilasters, scrolls and cornice detail typical of the period. The rear facades and chimneys are largely intact and contribute to the building's integrity. (Criterion D)

The building is a reasonably typical example of a small retail group dating to the 1880s, which has been considerably altered to ground floor level, including the replacement of shopfronts, removal of the verandah and parapet urns and construction of additions to the rear. Despite these alterations, however, the building retains evidence of its original form and Italianate detail above the shopfronts to Lonsdale Street.

The building was designed by the prominent architectural partnership of Crouch and Wilson, just prior to the partnership being dissolved to enable the founding partners to retire. The partnership were most active during the 1860s and 1870s and were noted for their substantial civic and institutional commissions, including over 40 Wesleyan churches, the Prahran Town Hall (1861), Deaf and Dumb School (1866), Roman Catholic Church of the Immaculate Conception, Hawthorn (1867-9), Wesleyan Chinese Mission (1872), and the Synagogue in Albert Street, East Melbourne (1877).<sup>20</sup> The partnership was not noted for their commercial or retail architecture and, while the partnership were responsible for the building's design, the building was constructed at the end of the partnership and outside the partnership's most successful period. The building is not representative of the partnership's typical outputs, nor their well known and successful commissions, which occurred during the earlier period of the partnership. While it should be noted as being of interest, the design of the building by Crouch and Wilson does not elevate its representative significance.

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<sup>19</sup> Heritage Council Victoria, *The Victorian Heritage Register Criteria and Threshold Guidelines* (reviewed and updated 3 December 2020), p. 12.

<sup>20</sup> George Tibbits, 'Crouch and Wilson', in P Goad and J Willis (eds), *The Encyclopedia of Australian Architecture*, 2012, Cambridge University Press, pp. 183-184.

With regard to the rear wings and chimneys, these largely survive to the upper level, however the ground level of these elements has been altered and extended over time and the ground level is now concealed by a later addition to the rear of the site. These elements of the building are typical of the types of rear wings which are present to Victorian shop/dwellings within the city centre and broader metropolitan area, and their design is not unusual or representative in the general sense.

While in some precinct contexts, the rear/side walls of buildings where visible from laneways are identified as contributing to the significance and appreciation of a larger collection of buildings and urban forms (such as within the Bourke Hill Precinct and the Guildford and Hardware Laneways Precinct), the application of the Heritage Overlay to smaller groupings of buildings or individual buildings within the CBD has largely related to the identification of significant elements which are visible to the principal frontage of a property. The approach has typically not identified, nor elevated, commonplace fabric associated with rear wings as being of significance, unless there is a particular reason for identifying and elevating these aspects of a building. This is also the case for places where typical rear wings and chimneys may be visible from a laneway. While a broad comparative assessment has not been undertaken there are examples of similar groupings of buildings included in the Heritage Overlay that do have visible rear wings/chimneys which are not specifically identified in the citations for the particular properties. For example, HO534 which applies to 66-70 Bourke Street (also included in HO500), includes a similar grouping of altered retail buildings constructed during the 1860s (Figure 19). The building at 66 Bourke Street, at the corner of Crossley Lane, is occupied by Pellegrini's at ground level which is of note. While the Building Information Forms that form the basis for the inclusion of this group in the Heritage Overlay were prepared as part of the original 1985 CAD study, the rear wings and brick chimneys of the group which are visible from Crossley Lane, are not specifically identified as contributing to the significance of the place (Figure 20). Reference is made more broadly, however to side and rear elevations, as part of the statement of significance for the Bourke Hill Precinct however this reflects the contribution that broader collections of buildings make to the overall setting and presentation of the precinct. Further, one of the comparative examples included in the heritage citation, 212-220 Little Bourke Street, is an 1882 row of three, two-storey brick shops (with a portion constructed in the 1860s) with Celestial Avenue running along the eastern side of the row. The row is individually identified as HO695, and as a significant place within HO507 Little Bourke Street Precinct. As viewed from the side lane, the building incorporates a rear wing and brick chimney, however these elements are not identified in the heritage citation, nor indicated as being of significance.

The rear wings of the building have been afforded a greater level of visibility than originally intended, and which has historically been the case, as a consequence of the opening up of a rear plaza space and extension of Punch Lane through to Lonsdale Street, which occurred in the mid-1990s (Figure 18). The MMBW plan of 1895 (Figure 4) shows the original extent and form of Punch Lane during the late nineteenth century. At the rear of the subject site, a narrow alleyway at the head of the lane allowed limited access to buildings at 45-63 Lonsdale Street. The opening up and extension of Punch Lane has allowed views to the building that were not available historically from the primary Lonsdale Street frontage or, to any substantial extent, from Punch Lane to the rear. These modern interventions have provided a level of prominence to rear service wings that is not typical of retail buildings within the CBD and would not have originally been the case for this particular building. Furthermore, while the rear wings of the building are visible, they are isolated and typical elements which are removed from the aspects of the building which are considered to form the basis of its representative significance. They are also viewed in a substantially altered and contemporary context, and one which incorporates an addition to the rear of the site which could potentially be altered/extended at some stage in the future that may reduce the visibility currently afforded to the rear wings. The visibility of these elements from Punch Lane does not elevate their significance. Accordingly, the specific identification of the rear wings and chimneys should be deleted from the statement of significance.

It is accepted that the Lonsdale Street frontage of the building provides a representative example of modest shop/dwelling developments constructed within the city during the 1880s, and accordingly it is acknowledged that the building presents as meeting the threshold for representative significance. The

statement of significance, however requires clarification to place emphasis on the principal presentation of the building to Lonsdale Street, to remove the emphasis from Crouch and Wilson, and remove reference to the rear wings and chimneys. The statement of significance in relation to Criterion D would be more appropriately reworded as follows:

Designed by Crouch and Wilson in 1880, 53-57 Lonsdale Street is a representative example of a small-scaled shop and residence from the mid-late Victorian period, built at a time when Melbourne was developing rapidly as a retail and commercial centre. Above the non-original shopfronts, the façade of 53-57 Lonsdale Street is characterised by classical Italianate Victorian-era detailing with paired segmented arched windows, pilasters, scrolls and cornice detail typical of the period. (Criterion D)



Figure 19 66-70 Bourke Street (H0534) to the right of image



Figure 20 Rear wings and rendered brick chimney visible from Crossley Street

#### *Associative significance*

In terms of assessing associational significance, the Criterion requires that the place has ‘special association with the life or works of a person, or group of persons, of importance in our history’. The guidance included in the HCV Guideline document indicates that the basic test for meeting Criterion H requires:

- The place/object has a DIRECT ASSOCIATION with a person or group of persons who have made a strong or influential CONTRIBUTION to the course of Victoria’s history; and
- The ASSOCIATION of the place/object to the person(s) IS EVIDENT in the physical fabric of the place/object and/or in documentary resources and/or oral history; and
- The ASSOCIATION:
  - Directly relates to ACHIEVEMENTS of the person(s) at, or relating to, the place/object; or
  - Relates to an ENDURING and/or CLOSE INTERACTION between the person(s) and the place/object.<sup>21</sup>

The statement of significance states the following in relation to historical significance:

53-57 Lonsdale Street is significant for its long association with Italian restaurants, restaurateurs and their clientele for nearly a century (1901-2001) as part Melbourne dining traditions, serving generations of Melbournians and reflecting the celebrated ‘Italianisation’ of food and wine culture during the twentieth century. It is significant for its direct and long-standing associations with several important Italian restaurateurs/families who have significantly influenced Melbourne’s culinary culture, and who introduced new cuisines and dining styles to Melbourne. From 1922 to 1951 the Molina family operated Molina’s Café d’Italia at

<sup>21</sup> Heritage Council Victoria, *The Victorian Heritage Register Criteria and Threshold Guidelines* (reviewed and updated 3 December 2020), p. 20.

the subject site, and for some time lived at the upstairs residence. David Triaca ran Café Latin at the subject site from 1964 to 1984, followed by Bill and Cheryl Marchetti trading as Marchetti's Latin from 1984-2001. (Criterion H)

The associational significance of the place, largely repeats the identified historical significance, in that it relates to the long association of the building with numerous Italian cafes/restaurants and restaurateurs over the twentieth century. The citation identifies 11 owners/restaurateurs who occupied the building for varying lengths of time, all who by virtue of operating Italian hospitality venues from the building had an association with the property. While these are matters of historical fact and interest, the strength of the associations are not such that the lengthy occupation of the building by various Italian cafés/restaurants or particular restaurateurs reaches a threshold for identification for local significance. Furthermore, the identified associations are no longer present and are not evident in the building fabric. These associations are more appropriately identified and assessed as part of the historical significance of the place under Criterion A.

By way of comparison, Café Florentino at 78-84 Bourke Street is included in the Victorian Heritage Register (H0493) for its historical and social significance. The building was occupied by a wine café in 1900 and from 1918 Café Denat operated from the first floor (from 1928 the Florentino Café), and the building continues to be operated as Italian café/restaurant, Grossi Florentino. The place has an enduring and ongoing significant association with the development of Italian cafes/restaurants within the Melbourne CBD (and one which is of a higher order than that identified for 53-57 Lonsdale Street), and appropriately, these associations are identified as part of the building's historical and social significance. Similarly, the nearby Pelligrini's bar, while not specifically identified as being of significance for its longstanding association with the Pellegrini and Pangrazio/Malaspina families or with the post-war growth of cafes and restaurants in the CBD, also presents as a place that has an ongoing and stronger association with Italian café society than the subject building. More broadly, the establishment of Lygon Street from the post-war period as a destination for Italian cuisine presents a significantly stronger, albeit later, association, with Melbourne's Italian community.

The statement of significance should be amended to delete reference to associational significance.

### **Significant fabric**

The statement of significance includes a list of elements which contribute to the significance of the place, and by virtue of identifying the elements effectively elevates the significance of these aspects of the building/fabric, as follows:

The row of shops at 53-57 Lonsdale Street, completed c1880-81.

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

- The building's original external form, materials and detailing;
- The buildings high level of integrity to its original design;
- Simple parapet;
- Engaged pilasters with scroll detail and decorative markings;
- Deep moulded cornice with rosettes;
- Segmented arched window openings with moulded architraves;
- Minor cornice connecting spring point of window arches;
- Original wall vents;
- Double hung timber windows;

- Minor moulded cornice at bottom of upper façade; and
- Brick chimneys.

Later alterations made to the street level façade, the wrought iron window baskets and single storey extensions at the rear of the site are not significant.

Firstly, the statement of significance identifies the building as dating to c.1880-81. A review of the 1881 Melbourne Rate Book has confirmed that the building was under construction at the time the rate record was prepared, and accordingly the building dates from 1881. This should be corrected in the statement of significance.

The identification of a list of separate decorative elements which contribute to the significance of the place is problematic for a building such as this, where the remaining Italianate detailing to the Lonsdale Street elevation should be considered as a decorative treatment to the building as a whole, rather than as individually listed components. It is the intact decorative treatment above shopfront level, the overall form and presentation of the building to Lonsdale Street which is considered to be a representative example of an 1880s retail group and accordingly it is this aspect of the building that is assessed as meeting Criterion D (rather than individual elements separately contributing to significance).

It is also noted that the building has undergone significant modification since its construction in 1881, including the alteration of all ground level shopfronts, the insertion of new openings to the west elevation and alteration of rear wings at ground level. Further, the original verandah was removed in the post-war period, the urns removed from the parapet, and a new building constructed to the rear of the site. While the original external form of the building remains, together with the Italianate detailing to the Lonsdale Street façade, the building does not retain a 'high level of integrity to its original design'. Acknowledging these modifications, and the loss of original elements and detailing, the statement 'The buildings high level of integrity to its original design' should be deleted.

As indicated above, with regard to the rear wings and brick chimneys, the building survives in a substantially-altered context to its side and rear. The demolition of the building at 59-71 Lonsdale Street, together with the extension of Punch Lane to Lonsdale Street and the creation of a publicly accessible plaza space at the rear of the site in the later twentieth century, has revealed the rear sections of the building to an extent that is not typical of shops in the CBD and has increased their prominence and visibility in views toward the rear of the site. While these components of the building may be visible from Punch Lane, they are typical of retail/shop buildings of the Victorian period and are viewed in a context which has been substantially changed in the late twentieth century. Unlike significant buildings in broader heritage precinct contexts or smaller groupings of similar retail buildings which present along a laneway with some consistency and contribute to an overall appreciation of the historic urban form and lanescape, the current context of the rear wings and chimneys detract from the significance of these elements. The rear wings present as isolated and unrelated elements in a contemporary setting; while they are visible, they are not elements which have particular significance.

Further, the rear wings and rear chimneys are not visible from Lonsdale Street, are typical elements of the building type and do not make a contribution to the Italianate detailing of the principal façade. Where they are not visible from the principal street frontage and do not contribute to the main presentation of the building, these elements to the rear of a site would not typically be specifically identified as contributing to significance.

A more appropriate description of what is significant would state:

The row of shops at 53-57 Lonsdale Street, completed 1881.

Elements that contribute to the significance of the place include (but are not limited to) the building's original external form, materials and Italianate detailing above the shopfronts.

Later alterations made to the street level façade and Punch Lane elevation, the wrought iron window baskets and single storey extensions at the rear of the site are not significant.

### **Conclusion**

The building at 53-57 Lonsdale Street, Melbourne, presents as an altered, but typical and representative example of a small 1880s shop/dwelling group. The lengthy occupation and association of the building with numerous Italian cafes/restaurants during the twentieth century also contributes to the significance of the place. The historical and representative significance of the property is recognised and accepted, however the statement of significance which forms the basis for the inclusion of the place in the Schedule to the Heritage Overlay requires clarification and amendment as outlined in Appendix A. If accepted, the broader citation also requires the consequent amendments and clarifications to be undertaken.

## APPENDIX A      RECOMMENDED MODIFICATIONS TO THE STATEMENT OF SIGNIFICANCE

### *What is significant?*

The row of shops at 53-57 Lonsdale Street, completed ~~1881, c1880-81.~~

Elements that contribute to the significance of the place include (but are not limited to) the building's original external form, materials and Italianate detailing above the shopfronts.

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~~The building's original external form, materials and detailing;~~

- ~~• The buildings high level of integrity to its original design;~~
- ~~• Simple parapet;~~
- ~~• Engaged pilasters with scroll detail and decorative markings;~~
- ~~• Deep moulded cornice with rosettes;~~
- ~~• Segmented arched window openings with moulded architraves;~~
- ~~• Minor cornice connecting spring point of window arches;~~
- ~~• Original wall vents;~~
- ~~• Double hung timber windows;~~
- ~~• Minor moulded cornice at bottom of upper façade; and~~
- ~~• Brick chimneys.~~

Later alterations made to the street level façade and Punch Lane elevation, the wrought iron window baskets and single storey extensions at the rear of the site are not significant.

### *How it is significant?*

53-57 Lonsdale Street is of local historic and representative ~~and associative~~ significance to the City of Melbourne.

### *Why it is significant?*

53-57 Lonsdale Street is historically significant for its longstanding association links with various Melbourne Italian restaurateur families who conducted eating houses in the building from 1901 to 2001. These families included ~~the Rinaldis (1901-12)~~, the Molinas (1922-51), ~~and~~ the Triacas (1964-84) and the Marchetti's (1984-2001). The Italian restaurants that operated from the building formed part of the building is historically significant for its demonstration of the flourishing Italian café society that developed in the first decades of the early twentieth century prior to Italian migrants establishing restaurants and pizza cafes in the inner-city area in the 1950s and 1960s. ~~The influence of Italian culture upon Australian culinary traditions continues to have enduring presence and value in Melbourne today.~~ (Criterion A)

Designed by Crouch and Wilson in 1880, 53-57 Lonsdale Street is a fine representative example of a small-scaled shop and residence from the mid-late Victorian period, built at a time when Melbourne was developing rapidly as a retail and commercial centre. ~~53-57 Lonsdale Street is a modest example of the work of noted civic and institutional architects Crouch and Wilson, whose practice operated~~

in Melbourne between 1854-1881. Above the non-original shopfronts, the façade of 53-57 Lonsdale Street is characterised by classical Italianate Victorian-era detailing with paired segmented arched windows, pilasters, scrolls and cornice detail typical of the period. The rear facades and chimneys are largely intact and contribute to the building's integrity. (Criterion D)

53-57 Lonsdale Street is significant for its long association with Italian restaurants, restaurateurs and their clientele for nearly a century (1901-2001) as part Melbourne dining traditions, serving generations of Melbournians and reflecting the celebrated 'Italianisation' of food and wine culture during the twentieth century. It is significant for its direct and long-standing associations with several important Italian restaurateurs/families who have significantly influenced Melbourne's culinary culture, and who introduced new cuisines and dining styles to Melbourne. From 1922 to 1951 the Molina family operated Molina's Café d'Italia at the subject site, and for some time lived at the upstairs residence. David Triaca ran Café Latin at the subject site from 1964 to 1984, followed by Bill and Cheryl Marchetti trading as Marchetti's Latin from 1984-2001. (Criterion H)