

LYGON BUILDINGS



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2008



1 lygon buildings lygon street
carlton shop front



lygon buildings lygon street
carlton rear view



lygon buildings lygon street
carlton wooden doorway

Location

98-126 LYGON STREET AND 68-72 QUEENSBERRY STREET CARLTON, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0406

Heritage Overlay Numbers

HO66

VHR Registration

July 27, 1977

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - January 19, 2000

What is significant?

Lygon Buildings is a long terrace of 17 two and three storey shops designed by George de Lacey Evans and built in 1888. The contractors Cockram and Company were under the supervision of the architect William Pitt. Nearly all the plate glass shop windows and joinery is intact and the demolished verandah has been replaced by an almost identical but shallower one constructed from the Melbourne City Council's standard specification. Lygon Buildings is styled in a hybrid Flemish-Elizabethan manner held together by a trabeated classical framework. The main facade is symmetrical about a central pavilion. The central pavilion and end pavilions are three storeys high, linked by two-storey wings of four bays each. The parapet is crested by mannered Baroque style pediments. Other decorative debased classical elements in stucco and cement include festoons, pilasters and urns.

How is it significant?

Lygon Buildings is of architectural significance to the State of Victoria.

Why is it significant?

Lygon Buildings is architecturally significant as the largest and most intact terrace of nineteenth century shops in Melbourne. There are no other comparable retail structures in Melbourne. All the original shopfronts with plate glass fronts and joinery are intact. The buildings are a fine example of the so-called boom style for their free expression in stucco of classical elements. Lygon Buildings is a major surviving work of the architect George de Lacy Evans, a notable boom style architect and the designer of Sum Kum Lee in Little Bourke Street and the former Union Church in Elsternwick. The reinstatement of the Lygon Buildings verandah in the 1970s was the first significant reinstatement of a post-supported verandah in Melbourne.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates 1888,
Architect/Designer Evans, George De Lacy,
Heritage Act Categories Registered place,
Hermes Number 225
Property Number

History

Contextual History:

Surveyor Robert Hoddle laid out the first part of Carlton in 1852 when he surveyed the area north of Victoria Street to Grattan Street and east of Elizabeth Street to Rathdowne Street. The area was planned as an extension of the city proper. The plan provided for a park on the eastern boundary of Rathdowne Street known as the Carlton gardens. The suburb derived its name from these gardens. By 1857 all the subdivided allotments between Rathdowne, Victoria, Grattan and Madeleine (Swanston) Streets had been sold. In the early 1860s the area north of Grattan Street extending to Palmerston Street was subdivided. Lygon and Elgin Streets developed in the early 1860s as Carlton's commercial centre. In 1867 Lygon Street boasted four hotels. South Carlton, around Lygon and Drummond Streets developed into a fashionable suburb from the 1860s. The commercial prosperity of Lygon Street increased significantly from 1870. The north Carlton cable tramway was opened in 1898 to emphasise the commercial viability of the area.

(from Lygon Street Action Plan Development Guidelines, Nigel Lewis and Daryl Jackson, 1984)

Extent of Registration

No. 406 Lygon Buildings, 98-126 Lygon Street and 74-80 Queensberry Street, Carlton to the extent of the area bounded by the total Lygon Street frontage and a distance of 24 metres (being 23 metres plus an allowance of 1 metre to allow for cornice projections) along the Queensberry Street frontage but excluding all free standing outbuildings.

[*Victoria Government Gazette* No. 64 July 27, 1977 p.2479]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>