

HERITAGE COUNCIL DETERMINATION

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| Determination Date | 7 June 2018 |
| Place/Object Name | Milton House |
| Location | 21-25 Flinders Lane, Melbourne, City of Melbourne |
| VHR Number | H0582 |
| Category | Heritage Place |

At a meeting of the Heritage Council of Victoria on 7 June 2018 it was determined that, in accordance with Section 62(1) of the *Heritage Act 2017*, the Victorian Heritage Register entry for the above place should be amended. This decision was reached having considered the assessment against the Heritage Council's criteria and other information, including the proposed amendments contained in the attached report and submissions received in response to the Executive Director's recommendation.

The Heritage Council endorses and adopts the attached report for the purposes of making its decision.

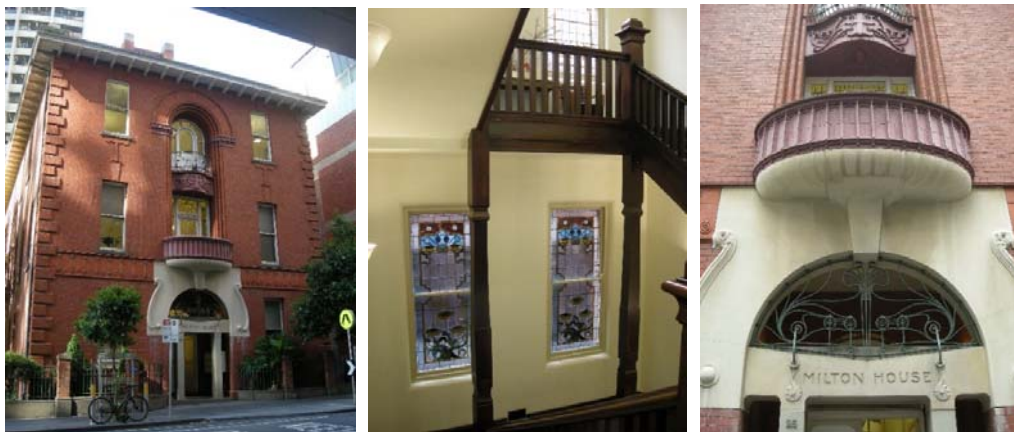


Professor Stuart Macintyre AO
Chair, Heritage Council of Victoria

Recommendation of the Executive Director and assessment of cultural heritage significance under Part 3, Division 7 of the *Heritage Act 2017*



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|-------------------------|---|
| Name | Milton House |
| Location | 21-25 Flinders Lane, Melbourne, City of Melbourne |
| Date Registered | 29 August 1984 |
| VHR Number | VHR H0582 |
| VHR Categor(ies) | Heritage Place |
| Hermes Number | 748 |



Milton House, December 2017

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

To amend the existing registration for VHR H0582 in accordance with s.62 of the *Heritage Act 2017* by:

- Clarifying the extent of registration.

Reasons for the proposed amendment:

This registration requires an amendment because it overlaps with the registration for No.1 Spring Street which was included in the Victorian Heritage Register (VHR) on 13 June 2017. It is the view of the Executive Director that the cultural heritage values of No.1 Spring Street and Milton House are different and that the registration for Milton House should be amended to provide clarity for both registrations.

The existing registration documentation is provided at Attachment 1 of this report.

A handwritten signature in black ink, appearing to read "Steven Avery".

STEVEN AVERY

Executive Director

Recommendation Date: 15 March 2018

AMENDMENT BACKGROUND

An application to amend the registration for Milton House was accepted by the Executive Director on 9 February 2018.

Milton House was registered in the Register of Historic Buildings in 1984. The registered extent included the land underneath the south wing building, but not the building itself. This building was demolished when No. 1 Spring Street was constructed (1985 – 1989) but the registration of Milton House was not reviewed or amended to reflect this demolition. The land on which the former south wing of Milton House once stood is still registered but no longer contains Milton House fabric and extends beyond the building's south and east elevations. It now contains fabric constructed as part of No.1 Spring Street including the podium building, plaza to Flinders Lane and basement car park.

On 13 June 2017 the Heritage Council of Victoria determined to include No.1 Spring Street in the Victorian Heritage Register (VHR). The land on which the former south wing of Milton House once stood is still registered and now overlaps with the registered extent of No.1 Spring Street.

It is the view of the Executive Director that the cultural heritage values of No.1 Spring Street and Milton House are different and that an overlapping extent is not warranted.

The Executive Director recommends that the part of Milton House's registration that overlaps with the No.1 Spring Street's registration is removed.



1982, View towards the south wing of Milton House.



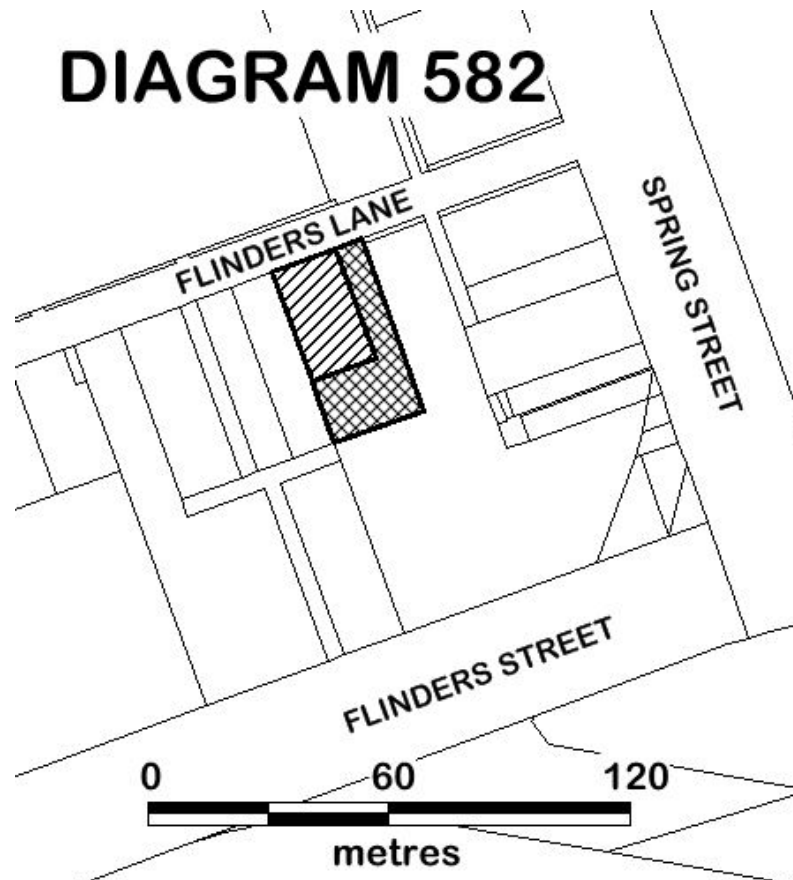
2017, View with No. 1 Spring on the left replacing the south wing.

CATEGORY OF REGISTRATION

Heritage Place. (No change).

EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 582 less the part shown crosshatched and encompassing part of Lot 1 on Title Plan 800196. The extent of the hatched area is to the boundary line on the north and west sides, and to the extent of the eaves overhang on south and east sides of the building.



The extent of registration of Milton House in the Victorian Heritage Register affects the whole place shown on Diagram 582 including the land and all the building (including the exterior and interiors).

The extent of registration is the same as the nominated extent.

AERIAL IMAGE OF THE PLACE SHOWING REGISTRATION



Name: Milton House
VHR number: VHR H0582
Hermes number: 748

RATIONALE FOR EXTENT

Milton House was included in the Register of Historic Buildings in 1984. The registered extent included the land underneath the south wing building, but not the building itself. This building was demolished when No.1 Spring Street was constructed in 1985 – 1989 and the land now contains fabric constructed as part of No.1 Spring Street.

On 13 June 2017 the Heritage Council of Victoria determined to include No.1 Spring Street in the VHR and the registered extent of Milton House now overlaps with the registered extent of No.1 Spring Street.

It is the view of the Executive Director that the cultural heritage values of No.1 Spring Street and Milton House are different and that the part Milton House's registration that overlaps with the No.1 Shell House's registration should be removed from the registration for Milton House.



Aerial photo showing the overlapping extents of Milton House and No.1 Spring Street, shaded in blue.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

No change.

PERMIT POLICY

No change.

PERMIT EXEMPTIONS

No change.

ATTACHMENT 1

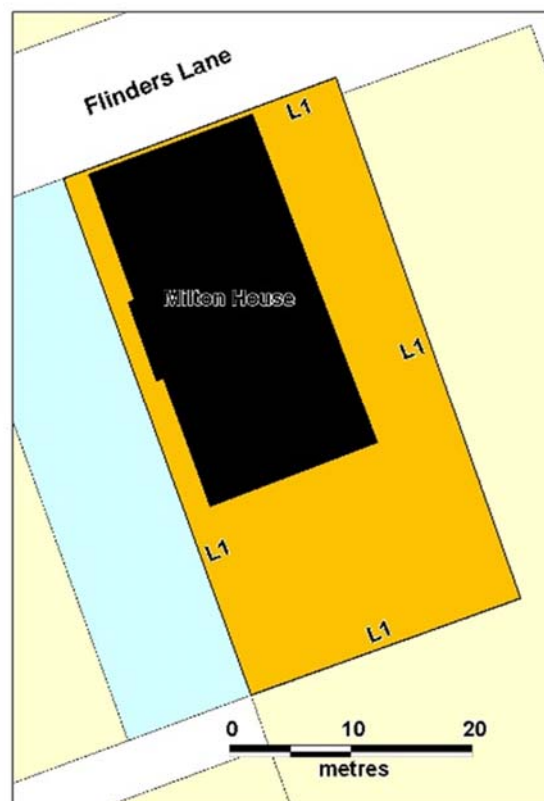
PREVIOUS REGISTRATION DETAILS

PREVIOUS EXTENT OF REGISTRATION SUPERSEDED BY THE FOREGOING REPORT

PREVIOUS CATEGORY OF REGISTRATION

Heritage place.

PREVIOUS EXTENT OF REGISTRATION



Existing extent of Registration of Milton House, 21-25 Flinders Lane Melbourne

PREVIOUS STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The existing statement of cultural heritage significance:

What is significant?

Milton House is a three-storey brick building with an almost Georgian symmetrical facade with quoined corners and deep, bracketed eaves. The linked chimneys suggest the English Baroque of Hawksmoor. The central bay incorporates a major arch of American Romanesque character. The overall classical form is probably attributable to the architects Sydney Smith and Ogg, but much of the detail is thought to be that

of their consultant Robert Haddon, the leading local exponent of the art nouveau: in particular the ornamental terracotta band, the sinuous broken label mould of the entrance arch, the wrought-iron work within the arch, and the use of brick strips to link windows of the first and second floors - all of which are more or less characteristic of Haddon's work elsewhere. The interior of the building is plain and functional, and is an early example of the use of coved skirtings for hospital purposes. The glass includes some very subtle and some very bold combinations of colour; single pieces of mixed hue; motifs resembling snails and sunflowers seen on edge like parasols; abstract renderings of scenes such as the sun shining on waves; and other compositions of exquisitely contrived tension and asymmetry. Built as a private hospital in 1901 for the eminent Melbourne surgeon, William Moore, who was the first master of surgery graduate of the University of Melbourne, Milton House was subsequently a rooming house, reverted to a medical context in its use by the Victorian Health Commission for X-ray purposes and later became government offices.

How is it significant?

Milton House is of architectural significance to the State of Victoria.

Why is it significant?

Milton House is architecturally significant as one of the rare examples of the application of art nouveau design to a building in Victoria. The building is an exquisite composition drawing substantially on the intricacy and delicacy of art nouveau but also skilfully blending elements of the more robust and powerful American Romanesque and Georgian styles to produce an integrated but unique design.

PREVIOUS PERMIT POLICY AND PERMIT EXEMPTIONS

The existing permit policy and permit exemptions:

Declaration no.19

Further exemptions granted November 1998 by Executive Director:

Replacement of external signage, carpets, repair and paint internal walls and ceilings and removal of partition walls.

CONDITIONS

1. The external signage is not to exceed the current dimensions.
2. External signage is to be the same material as currently exists.