

Montague Commercial Precinct Statement of Significance February 2021

Address: 496-546 City Road and 151-163 Montague Street, South Melbourne	Name: Montague Commercial Precinct
Place type: Heritage precinct	Grading: Significant (Precinct) Individual property gradings apply
PS ref no: HO513	Constructed: c.1865-c.1940



What is significant?

The Montague Commercial Precinct, comprising 496-546 City Road and 151-163 Montague Street, South Melbourne is significant. This small precinct comprises a group of late nineteenth century and early twentieth century buildings (encompassing the Victorian, Federation and Interwar periods) situated around the intersection of City Road and Montague Street in South Melbourne. The buildings mostly comprise two storey buildings originally constructed as shops and residences, and single storey shops. There is also a former hotel and a house.

The two storey Victorian and Federation era former shops and residences are similar in form materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by cement-rendered ornament. Some retain early or original shopfronts (Nos. 496, 498, 514, 518, 524-28 City Road). The Interwar period shops are all single storey and masonry. The former Hotel Nelson is a typical corner hotel with a splayed corner entrance and later Interwar alterations with restrained classical detailing. The only house in the precinct at 506 City Road is a single fronted terrace with a hip roof and a projecting gabled bay in the Queen Anne style with some Victorian detailing.

The streets have basalt kerbs and channels and there are nineteenth century pitched basalt lanes with central one-pitcher drain between the Hotel Nelson and 163 Montague Street and at the rear of 153-161 Montague Street and 524-28 City Road.

The buildings at 496 & 498 (shops & residences), 506 (house), 512 & 514 (shops & residences), 516 & 518 (shops & residences), 520-522 (former Hotel Nelson), 524-528 (shops & residences), 532 & 534 & 536 & 538 (shops & residences) City Road and 151 (shop), 163 (shop & residence) Montague Street, and the basalt kerb and channel and laneways are Significant to the precinct.

The buildings at 540-542 (shop) and 544-546 (shops) City Road and 153 & 155 (shops), 157-161 (shops) Montague Street are Contributory to the precinct.

The buildings at 500-502, 508-510 and 530 City Road are Non-Contributory.

How is it significant?

The Montague Commercial Precinct of local historical, aesthetic and representative significance to the City of Port Phillip.

Why is it significant?

The Montague Commercial Precinct is historically significant as a remnant of the former Montague neighbourhood, home to a tight knit working class community since the 1860s/70s, which was designated a slum by authorities and otherwise almost entirely demolished and replaced with industrial and commercial buildings from the early 20th century onwards. It is reflective of the earlier finer subdivision pattern in Montague, which has changed due to the redevelopment of land for industry during the mid-20th century. The precinct also includes a house dating to 1914, one of few surviving in the Montague area. As such, the precinct is associated with a now disappeared aspect of South Melbourne's history. (Criteria A & B)

The precinct is significant as a representative and largely intact example of a typical small local commercial centre surrounding an intersection and on a former tram route. The precinct is defined by two prominent corner buildings, the former Hotel Nelson at 520-522 City Road and the shops and residences at 524-528 City Road. It is also distinctive within the Montague area as a remnant group of late nineteenth and early twentieth century buildings, encompassing the late Victorian, Federation and Interwar periods, in an area that has otherwise been redeveloped. In addition, several early 20th century shopfronts survive. (Criteria D & E)

Primary source

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015

David Helms, *Montague Heritage Precinct Citation 2016*

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct*, 2019

Place schedule

Name	Address	Grading
Shop & residence	496 City Road, South Melbourne	Significant
Shop & residence	498 City Road, South Melbourne	Significant
-	500-502 City Road, South Melbourne	Non-contributory
Former Cogan House (Citation No. 2371)	506 City Road, South Melbourne	Significant
-	508-510 City Road, South Melbourne	Non-contributory
Shop & residence	512 City Road, South Melbourne	Significant
Shop & residence	514 City Road, South Melbourne	Significant
Shop & residence	516 City Road, South Melbourne	Significant
Shop & residence	518 City Road, South Melbourne	Significant
Former Hotel Nelson	520-522 City Road, South Melbourne	Significant
Shops & residences	524-528 City Road, South Melbourne	Significant
-	530 City Road, South Melbourne	Non-contributory
Shop & residence	532 City Road, South Melbourne	Significant
Shop & residence	534 City Road, South Melbourne	Significant
Shop & residence	536 City Road, South Melbourne	Significant
Shop & residence	538 City Road, South Melbourne	Significant
Shop	540-542 City Road, South Melbourne	Contributory
Shops	544-546 City Road, South Melbourne	Contributory
Shop	151 Montague Street, South Melbourne	Significant
Shop	153 Montague Street, South Melbourne	Contributory
Shop	155 Montague Street, South Melbourne	Contributory
Shops	157-161 Montague Street, South Melbourne	Contributory
Shop & residence	163 Montague Street, South Melbourne	Significant