

FORMER NORTHCOTE THEATRE



11447 Northcote Cinema 212
220 High Street Facade 31



11447 Northcote Cinema 212
220 High Street Facade
Detail 1 31



11447 Northcote Cinema 212
220 High Street Facade
Detail 2 31



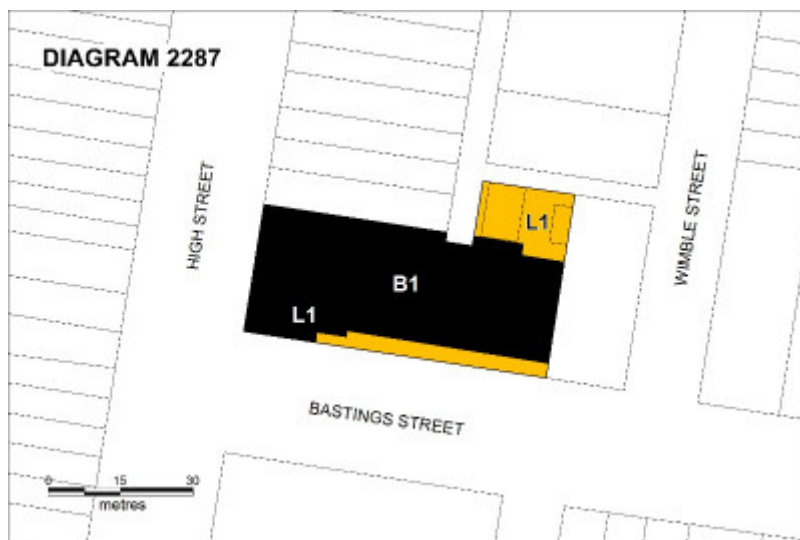
11447 Northcote Cinema 212
220 High Street Rear View
North West 31



11447 Northcote Cinema 212
220 High Street View North
East 31



11447 Northcote Cinema 212
220 High Street View South
East 31



northcote theatre plan.jpg

Location

212-220 HIGH STREET NORTHCOTE, DAREBIN CITY

Municipality

DAREBIN CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2287

Heritage Overlay Numbers

HO312

VHR Registration

June 9, 2011

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on -

What is significant?

The Former Northcote Theatre at 212 - 220 High Street, Northcote is a two-storey rendered brick purpose-built picture theatre building designed and constructed in 1911-12.

The Northcote Theatre Company was registered in December 1911, with Amalgamated Pictures Ltd as the principal shareholder. The cinema was opened in 1912 by the Mayor of Northcote, Councillor H.E. Bastings in front of a crowded auditorium. Described by *The Argus* as a handsome structure, it was designed by Twentyman & Askew and F.G. Richardson, and constructed for a cost of £10,000. In the mid-1930s, seating on the dress circle was widened and in 1953 the central arch and balcony, which opened onto the dress circle, was enclosed. It was operational as a cinema until 1960, after which time it has been used as a function centre.

The Former Theatre is a rare, substantially intact example of an early purpose-built theatre in Victoria. It has a small, simple foyer; large, box-like auditorium with a barrel vault ceiling, flat floor and raised stage that could be used for a variety of functions; an area of balcony seating; windows making it suitable for use for daytime functions; and perfunctory, but intact, interior embellishment. The 'attractive' auditorium seated 1500 patrons on two levels and is decorated with pilasters and wreaths. The stage and fly-tower provided for live theatre productions, though the building's main use was for film.

Externally, the theatre's simple Edwardian Baroque style decoration is substantially intact. The Former Theatre has a cantilevered awning, which replaced the original verandah, and four shops at entrance level. The facade features a balustraded parapet, rustication at first floor level and the words 'Northcote Theatre' embossed above the windows. The three openings of the original dress circle balcony are now enclosed.

How is it significant?

The Former Northcote Theatre is of historical significance to the State of Victoria.

Why is it significant?

The Former Northcote Theatre is of historical significance to the State of Victoria as the least changed of the earliest remaining examples of purpose-built picture theatres in Victoria. The first purpose-built picture theatres were erected in Victoria from around 1910. The substantially intact Former Northcote Theatre is an important illustration of the characteristics of that phase of picture theatre development in Victoria.

The Former Northcote Theatre is historically significant as an important example of a suburban cinema and of the emergence of cinemas in working class suburbs in the 1910s. It is representative of a significant phase in the development of Victoria's cultural and cinema history.

The Former Northcote Theatre is historically significant for its unusually intact interior, representative of early purpose-built picture theatres. It displays the typical features of picture theatres from this era including: a small, simple foyer; large, box-like auditorium with a barrel vaulted ceiling, flat floor and raised stage that could be used for a variety of functions; an area of balcony seating; windows making it suitable for use for daytime functions. The high level of intactness of the place allows its previous purpose as a theatre to be easily comprehended.

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](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to

obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Exterior:

Minor repairs and maintenance.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation and repairing of damp proofing by either injection method or grout pocket method.

Installation or removal of external fixtures and fittings such as, hot water services and taps.

Interior:

Painting of previously painted walls and ceilings in appropriate heritage colour schemes, provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of screens or curtains, curtain tracks, rods and blinds, other than where structural alterations are required.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art works.

Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.

Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.

Installation, removal or replacement of bulk insulation in the roof space.

Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

Installation of new fire hydrant services including sprinklers, fire doors and elements affixed to plaster surfaces.

Installation, removal or replacement of electrical wiring.

Construction dates	1912,
Architect/Designer	Twentyman & Askew,
Heritage Act Categories	Registered place,
Other Names	NORTHCOTE CINEMA,

Hermes Number 11447

Property Number

Plaque Citation

This early purpose-built theatre of 1912 demonstrates the expansion of cinema in the suburbs from 1910 and the characteristics of early picture theatre designs, including a small foyer and a large auditorium with flat floor.

Extent of Registration

1. All of the building marked B1 on diagram 2287 held by the Executive Director.
2. All of the land marked L1 on Diagram 2287 held by the Executive Director being all of Lot 1 on Title Plan 745275.

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/>