

TAVISTOCK HOUSE



TAVISTOCK HOUSE SOHE
2008



1 ship inn flinders lane
melbourne front view



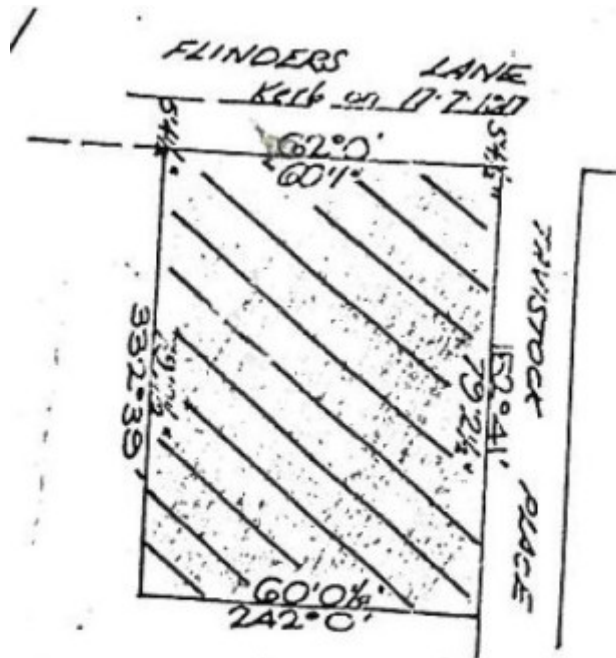
ship inn flinders lane
melbourne corner detail



ship inn flinders lane
melbourne entrance



ship inn flinders lane
melbourne stone work
decoration detail



H0787 H0787 plan

Location

383-387 FLINDERS LANE MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0787

Heritage Overlay Numbers

HO648

VHR Registration

August 8, 1990

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 1, 1999

What is significant?

Tavistock House was built for John Tighe as a hotel circa 1850. The architect was Samuel Marlow. The hotel was known as the Ship Inn. The building was extensively altered and extended during the nineteenth century. In 1906 it was renovated again, giving its present Edwardian Freestyle form with Art Nouveau detailing. The 1906 renovations were designed by Leonard Flanagan's office. Another architect, Robert Haddon, is thought to have been consulted on the Art Nouveau decoration. Internally the pit sawn timber roof is evidence of the earliest stage of construction whilst the pressed metal ceilings are evidence of the early twentieth century renovations.

How is it significant?

Tavistock House is of architectural and historical significance to the State of Victoria.

Why is it significant?

Tavistock House is historically significant as one of the State's earliest surviving hotel sites and retains in small part, the earliest surviving hotel structure in the city. Although substantially altered in detail, Tavistock House is still recognisable as a hotel, possessing the simple form and fenestration of hotels of the mid nineteenth century. It is, in part, among a very small group of pre-gold rush buildings in the city.

Tavistock House is architecturally significant as an unusual but distinctive two-dimensional renovation in the Edwardian Freestyle manner, and is particularly notable for its unusual Art Nouveau cement detailing on the upper facade. The building is a successful blending of elements of early Australian colonial and later Edwardian Freestyle architecture.

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

Minor repair and maintenance to the exterior and interior of the building which replaces like with like, without large-scale removal of or damage to the existing fabric or the large-scale introduction of new materials. Repairs must maximise protection and retention of fabric and include the conservation of existing details or elements. Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.

Repair to or removal of items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.

Cleaning including the removal of surface deposits, organic growths or graffiti by the use of low-pressure water (less than 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing.

EXTERIOR

Maintenance, repair and replacement of existing services such as plumbing, electrical cabling, surveillance systems, pipes or fire services provided the location and scale remains the same.

INTERIOR

Painting of previously painted surfaces in the same colour, finish and type provided that preparation or painting does not remove evidence of earlier paint or other decorative schemes. No stained timberwork is to be painted.

Interior works to the 1980s second floor addition, which do not impact on the external appearance of the building or involve structural changes.

Removal or replacement of carpets and/or flexible floor coverings and window dressings.

Installation, removal or replacement of safety devices such as detectors, alarms, emergency lights, exit signs, luminaires and the like which does not involve damage to or the removal of significant fabric.

Replacement of existing services such as cabling, plumbing, electrical wiring that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.

Works to maintain or refurbish existing kitchens, bathrooms and toilets, including installing new appliances and floor coverings, which do not involve damage to or the removal of significant fabric and do not impact on the external appearance of the building or involve structural changes. Works must not damage, remove or obscure original and early pressed metal ceilings, doors and windows, mouldings, architraves and skirting boards.

Construction dates	1850,
Architect/Designer	Flannagan, Leonard,
Heritage Act Categories	Registered place,
Other Names	SHIP INN,
Hermes Number	751
Property Number	

History

History of Place:

The first publican on the site was John Moss in 1836. He was the original purchaser of allotment 3 block 2. Moss possibly held a licence until 1839 when the hotel is referred to as William Lake's house and then Shaw's. Between 1841-44 George Stanway becomes the licensee, then John Tighe took over the hotel, renaming it the Donnybrook Inn. In May 1850 Tighe applied, as owner, to build a hotel in Flinders Lane, designed by Samuel Marlow and built by James Browne. Tighe names the new hotel the Ship Inn. In 1866 Samuel Crickner reputedly rebuilt the hotel and changed the name to Norfolk Hotel, although there are no building permit applications to support rebuilding at this time. In 1888 the proprietor is J Hyams. In 1893 the name was changed again to Tavistock Hotel by Mattie Somner. In 1906 manufacturing chemists Rocke, Tomsitt and Co. purchased the property and engaged architect Leonard Flanagan to convert the building to shops and offices with a new stucco finish over the nineteenth century structure. The contractor was F E Shillabeer. In 1914 the publican's licence was surrendered and the Tavistock Hotel became Tavistock House. Tavistock House was acquired as a recreation centre for the Royal Australian Navy in 1947.

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 787.

Former Ship Inn (Tavistock House), 383 Flinders Lane, Melbourne.

(To the extent of all of the buildings and the land shown hatched which is entered in the Register Book Certificate of Title Vol. 4101 Folio 059.)

[*Victoria Government Gazette* No. G31 8 August 1990 p.2434]

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/>