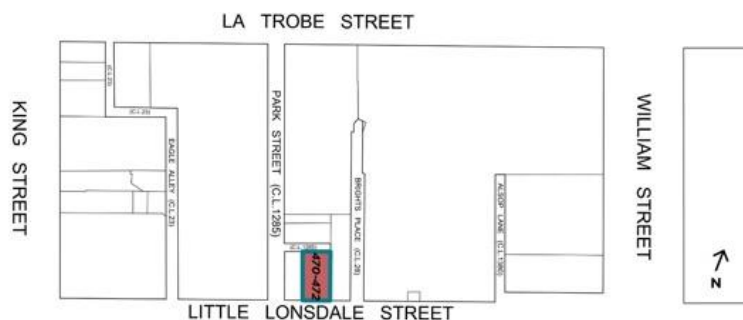


## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Shops



**PS ref no:** HO1281



### What is significant?

The pair of shops at 470-472 Little Lonsdale Street, completed in 1872.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Rendered masonry façade with simple detailing reflective of the pre-1880s construction date;
- Pattern and size of original fenestration, and moulded architraves;
- Timber double-hung sash windows on the upper-level;
- Rustication on the edges of the building; and
- Parapet with simple moulded cornice with dentilation and scrolls.

More recent alterations, including the ground level shopfronts and wrought iron window baskets, are not significant.

### How it is significant?

The pair of shops at 470-472 Little Lonsdale Street is of local historic and representative significance to the City of Melbourne.

### Why it is significant?

The pair of two-storey shops at 470-472 Little Lonsdale Street, constructed in 1872 by builder John Parry and originally built as residences, is historically significant as a once common building typology demonstrating integrated uses of both retailing and housing. The building demonstrates a once common type of housing for city dwellers within the Hoddle Grid in the 1870s. (Criterion A)

The pair of shops at 470-472 Little Lonsdale Street is a fine example of a mid-Victorian residential and commercial building. Once used as daily retail points, a number of these surviving shops are found in both the main streets and smaller streets of the Hoddle Grid. While the use of upper storey residences has become

largely outdated, the ground floors of these examples continue to operate as retail outlets. The pair of buildings are legible and reasonably intact, with typical Victorian detail of rendered masonry, cornices with dentil features, scroll details, rusticated quoins, and Victorian-era windows with moulded architraves still evident to the upper façade. (Criterion D)

**Primary source**

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Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)