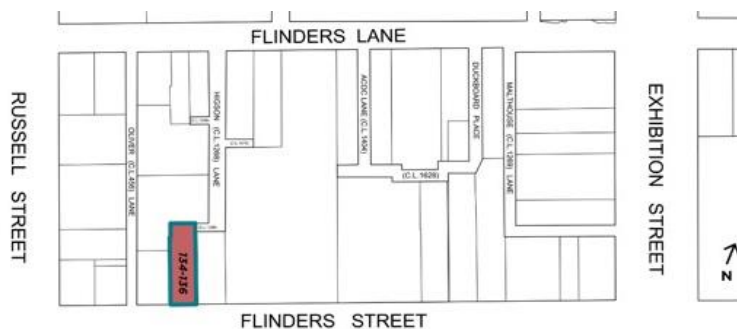


STATEMENT OF SIGNIFICANCE

Heritage Place: Epstein House

PS ref no: HO1274



What is significant?

Epstein House at 134-136 Flinders Street built for clothing manufacturers the Epstein family in 1926, and designed by architect James A Wood.

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

- The building's original external form, materials and detailing;
- The buildings relatively high level of integrity to its original design;
- The original proportions and patterns of fenestration;
- The engaged pilasters, parapet, rendered ornament, spandrels; and
- Decoratively arranged timber mullions and raised lettering 'Epstein House'.

Later alterations at ground level and glazed panels at upper level are not significant.

How it is significant?

Epstein House at 134-136 Flinders Street is of local historic, representative, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

Epstein House at 134-136 Flinders Street is historically significant for its association with the textile industry in the City of Melbourne that was strongly represented in the Flinders Lane area. Epstein House is also significant for its association with the Epstein family of tailors. (Criterion A)

Epstein House at 134-136 Flinders Street is a fine example of mid-rise commercial building designed in the interwar classical revival style. (Criterion D)

Epstein House at 134-136 Flinders Street is aesthetically significant for its elaborate façade design including decorative rendered piers and a central projecting glazed bay running the full height of the upper façade. This is complemented by generous glazing comprising a band of four windows across the projecting bay at each level, with glazing bars arranged in vertical and diamond patterning.

It is also aesthetically significant as one of several Flinders Street buildings of the same era and scale including 100-102 Flinders Street and 96-98 Flinders Street, that form an impressive edge to the city. (Criterion E)

Epstein House at 134-136 Flinders Street is significant for its association with the Epstein family. Louis Epstein established himself as a tailor in Melbourne in 1905 and opened Epstein House in 1926 to house his growing clothing manufacturing business, Louis Epstein and Co., which his sons, Keith, Phillip and Garth, also joined. The business gained a reputation as bespoke tailors and uniform and equestrian clothing manufacturers, making most of the uniforms for the Victorian Police Force. (Criterion H)

Primary source

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