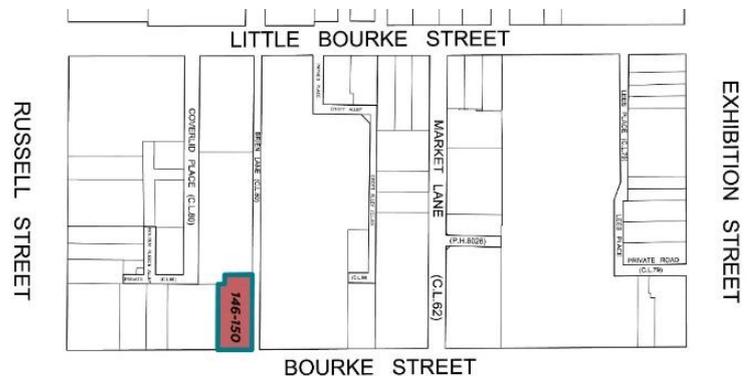


## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Shops, residence and former bank



**PS ref no:** HO1244



### What is significant?

The row of shops/residences at 146-150 Bourke Street, built in 1885.

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;
- Balustraded parapet with pedestals; and
- Upper façade detailing including cornices with dentil detailing, scrolled brackets, quoining to the building's corners, moulded architraves to openings on the upper level and straight pediments and engaged pilasters to windows at the mid-level.

Later alterations made to the street level facades are not significant.

### How it is significant?

146-150 Bourke Street is of local historic, representative and aesthetic significance to the City of Melbourne.

### Why it is significant?

146-150 Bourke Street is historically significant as a Victorian building that represents a key phase in the retail development of Melbourne during the economic boom of the 1880s when investment in city property increased dramatically. Built by investment partners F B Clapp and W G Sprigg, who

developed up to 12 similar properties along Bourke Street between 1873 and 1885, 146-150 Bourke Street is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners provided on the floor above. The building is also historically significant for its use as bank premises by the Bank of Victoria from 1922, the Commercial Banking Co of Sydney Ltd from 1928, and the National Bank of Australasia from 1982 until c1988. (Criterion A)

146-150 Bourke Street is a notable example of the 1880s property boom that made its mark on commercial design in the central city. It is significant as a well-designed Renaissance revival building by architect Francis Maloney White. White's contribution to the city's architecture and profession included major buildings for the University of Melbourne and the Melbourne Hospital in Lonsdale Street. Such prominent commissions serve as evidence of his standing in the profession at the time. 146-150 Bourke Street is significant as a fine commercial building with residences above, built in the height of the property boom. Built as one unified arrangement, the upper façade exhibits a scholarly interpretation of the Renaissance revival. (Criterion D)

146-150 Bourke Street is aesthetically significant for its classically styled upper façade. Key characteristics include a balustraded parapet with pedestals marking the edges of each of the three shops, a deep cornice with dentil detail below the parapet, scrolled brackets at each end of the building, with quoining at the corners of the building. 146-150 Bourke Street demonstrates an understanding of the elements of Renaissance architecture with its particular attention to each floor level and the highlighted importance of the first floor. The importance of this floor is expressed in the three identical windows with a straight pediment, engaged pilasters and recessed panels framed between cornices at sill level and above. The top floor offers a simplified treatment of the decorative elements of the windows. (Criterion E)

### **Primary source**

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