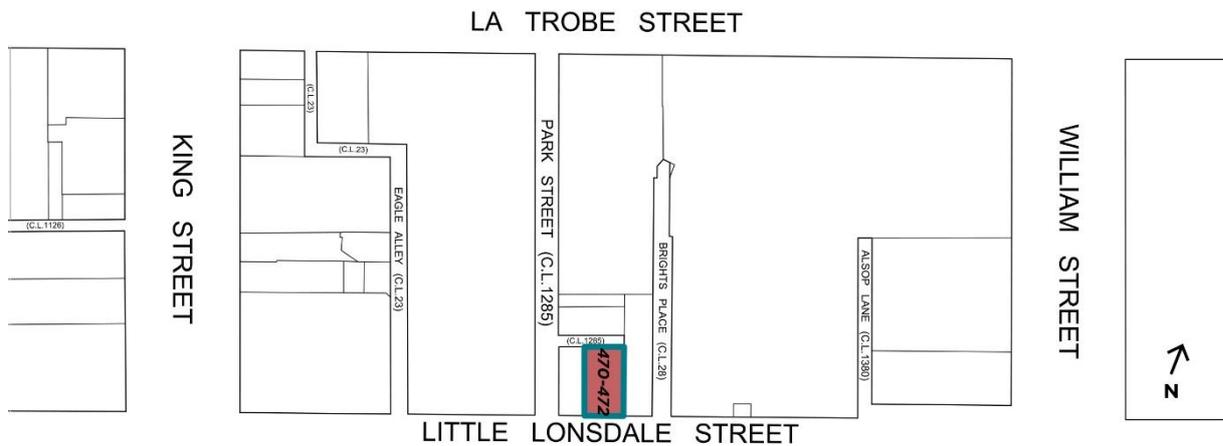


SITE NAME	Shops
STREET ADDRESS	470-472 Little Lonsdale Street Melbourne
PROPERTY ID	106033



SURVEY DATE: May 2017		SURVEY BY: Context Pty Ltd	
HERITAGE INVENTORY	H7822-1020	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
		BUILDER:	John Parry
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1872

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a commercial city	5.4 Developing a retail centre
	OTHER SUB-THEMES
8 Living in the city	8.2 Housing the population

LAND USE

HISTORIC LAND USE	
Archaeological block no: 2	Inventory no: 20
Character of Occupation: Commercial, Residential	
Land sale details not provided.	
1866 Cox	Map shows building on site (between two alleys). Extant building built 1872-3. Owner John Bennett, 1872-89.
1880 Panorama	Two-storey building.
1905/6 Mahlstedt	Building at 470 shown as three storeys.

THEMATIC MAPPING AND LAND USE

1890s	Residential
1920s	Residential, Commercial
1960s	Commercial

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: refer to map

SUMMARY

This pair of early shops (built 1872) are part of increasingly rare group of small shop buildings remaining in the city. Erected to serve as daily retail points, similar surviving shops can be found in both main streets and smaller laneways. Whilst the use of upper storey residences became largely extinct, the ground floors of these examples continue to operate as commercial outlets. Simple detailing, typical of the mid-Victorian period, is mostly intact on the upper façade of this pair of shops.

HISTORICAL CONTEXT

Building a commercial city

Developing a retail centre

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:12).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and the colony's was 20,416 (Young and Spearritt 2008).

Miles Lewis notes that various precincts within the city centre had emerged by the early 1840s, and that this pattern

remained little changed into the 20th century and which ... survives today – mercantile and warehousing activity near the Pool and the wharves, banking in central Collins Street, the retailing heart between Swanston and Elizabeth Streets, the medical precinct in the vicinity of Dr Richard Howitt's house in Collins Street East, and so on (cited in Context 2012:12).

Suburban retailing increased towards the end of the 1880s as greater Melbourne's population approached 280,000 and tramlines transported shoppers to suburban shops (Young and Spearritt 2008).

Living in the city

Housing the population

Melbourne's first European residents built cottages from whatever materials were available, sod and timber, followed by timber-framed buildings clad with weatherboard.

The majority of the population occupied small, single-storey detached houses that were cramped and badly ventilated. A typical house block might also have a well, a cesspit and a poultry pen. Before 1857 water was carted from the river or collected in makeshift tanks. There was no proper sewerage or drainage, which made the low-lying parts of the city particularly unsanitary. Toilet facilities were earth closets...prior to that there were cesspits in backyards...

The housing stock greatly expanded in the early Victorian period, with further construction of houses in the central city and surrounding suburbs (Carlton, East Melbourne, North Melbourne and West Melbourne). These were simple houses of one and two storeys, with bluestone or brick walls. Inferior-quality bricks were often rendered to protect them from weathering, and the rendering ruled and often coloured to resemble the more prestigious ashlar stone.

While many of Melbourne's poor were accommodated within the city proper, wealthier citizens established more salubrious places of residence away from the city centre on the high side of the river in Kew, Hawthorn, Toorak or South Yarra, or by the bay at Brighton or

St Kilda. Within the City of Melbourne there were pockets of better quality housing in East Melbourne, in St Kilda Road, and in parts of South Carlton...Outside of the central city grid, in the surrounding suburbs of Carlton, West Melbourne, North Melbourne and East Melbourne, there was a greater concentration of residential building and more early housing has survived here than in the central city (Context 2012:16, 64-65).

Inner city residences were often built by business owners, and lived in by themselves, or leased out to city workers.

SITE HISTORY

In 1866, a map shows that a building existed on the site of today's 470-472 Little Lonsdale Street (Fels, Lavelle & Mider 1993).

The two, two-storey shops at 470-472 Little Lonsdale Street (originally 119-121 Little Lonsdale Street) were built in 1872 by builder John Parry (MCC registration no 4601, as cited in AAI, record no 74243). The owner of the building between 1872 and 1889, John Bennett lived at 121 Little Lonsdale Street for several years from the late 1870s (S&Mc 1878-1884). According to the 'notices intent to build' lodged with the City of Melbourne, the brick buildings were originally built as dwellings, but were tenanted with various shops on the ground floor from the year of completion.

Patrick Bunbury, grocer, was the first tenant at 119 Little Lonsdale Street in 1872. Other early tenants included grocers Harold William and Alfred Philliner. Throughout the late nineteenth and the early twentieth centuries, 119 Little Lonsdale Street housed different food retailers. 121 Little Lonsdale Street was tenanted from 1873 with a store owned by P Burns, then John Flynn. From 1877 onwards, 121 Little Lonsdale Street was used mostly for residential purposes, (S&Mc 1873-1920). A local labourer, Edward McGinley, resided at 121 Little Lonsdale Street for about 40 years between 1898 and 1938 (S&Mc 1898-1938).

The builder of the shops, John Parry, then based at 85 Chancery Lane Melbourne, erected a number of smaller sized buildings in Melbourne and nearby northern suburbs, including dwellings and shops. Parry's career spanned the 1850s to the 1890s (AAI).

Originally, the buildings at 470-472 Little Lonsdale Street were built to a symmetrical plan, each with a backyard with outside toilet and shed. (MMBW 736 1895). The shops have been extended to the north boundary of the subject site.

By the late 1940s-early 1950s, the buildings were completely converted to shops, 470 and 472 Little Lonsdale Street being occupied respectively by a fish shop and a sandwich shop (*Age* 6 June 1952:14; *Age* 7 July 1949:8) (Figure 1). By the 1990s, the shops were merged to house a café (Archaeological Management Plan 1993, v3:20), but were again separated and now house two food outlets (CoMMaps).



Figure 1. 472-470 Little Lonsdale shown in a section of Little Lonsdale Street North between Eagle Alley and William Street, Melbourne, Vic, c.1960-1969, by Halla (Source: SLV).

SITE DESCRIPTION

The pair of brick shops at 470-472 Little Lonsdale Street is located on the northern side of the street, between King Street and William Street. An adjacent shop to the west, also erected in the mid-Victorian era, is complementary to the pair's immediate setting.

Built to the street edge, the rendered masonry building is symmetrical, with simple detailing reflective of the pre-1880s construction date. Although significantly altered at ground level, with recent glazing dominating the façade, the building is relatively intact at the upper level. A simple cornice with dentil feature runs across the top of the parapet. A scroll detail punctuates this cornice at each end as well as in the centre, and bands of rustication delineate these intervals vertically, down to the base of the first floor. Each shop has a pair of identical rectangular window openings with moulded architraves and timber sash windows.

INTEGRITY

The upper façade of the building remains relatively intact. Wrought iron window baskets are a recent addition. Significant alterations have occurred at street level, with no evidence of the original shopfronts.

COMPARATIVE ANALYSIS

These small, early two-storey shop buildings once were common in the central city. Erected to serve as daily retail points, the small number of surviving shops can be found in both main streets and smaller laneways. Whilst the use of upper storey residences became largely extinct, the ground floors of these examples continue to operate as commercial outlets.

The subject buildings compare well with the following examples, drawn chiefly from the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

Selected examples of Capital City Zone shop and residence constructed around the 1870s include:

Bourke Street East Post Office, 35-37 Bourke Street, 1872 (HO527, Significant in HO500 Bourke Hill Precinct)

Two-storey rendered brick shop. Designed in the Renaissance Revival style and built 1872 for J M Langley, a glass and china importer. From 1892 and 1969 it was used as a post office.



Figure 2. 35-37 Bourke Street constructed 1872.

Clarke's Shop & Dwellings, 203-205 Queen Street, 1869 (HO1070)

A two-storey rendered brick retail building with a basement, two ground level shops and an upper level office. Designed in the Italian Renaissance style by George Browne of the firm Browne & Howitz and built for the grazier William John Turner Clarke by Charles Brown in 1869.



Figure 3. Clarke's Shops & Dwellings, 203-205 Queen Street constructed 1869-70 (Source: Butler 2011).

Edinburgh Chambers, 215-217 Elizabeth Street, 1869 (HO1016)

One part of a three storey early Victorian rendered brick building with a cellar. Formerly known as Edinburgh Chambers. Built in 1869 by George Freeman for Andrew Halley Knight. By 1875 Mr John Coutie bootmaker, importer and retailer had purchased this section of the building. The family business kept these premises until the late 1960's.



Figure 4. 355. 215-217 Elizabeth Street constructed 1869.

Other examples of shop and residence buildings include a collection of buildings at 419-435 Elizabeth Street (part of HO1125), outside the Hoddle Grid Heritage Review Study area boundary.

The shops at 470-472 Little Lonsdale Street are among rare examples of small-scaled shops and residence type from the late Victorian period. The subject buildings are reasonably intact at the upper floor level, and, stylistically speaking, compare well with other examples remaining in the city. Being smaller than surviving corner shops at 215-217 Elizabeth Street and 203-205 Queen Street, the shops at 470-472 Little Lonsdale Street represent the shop and residence type developed in the residential 'outer area' within the Hoddle Grid.

ASSESSMENT AGAINST CRITERIA

✓ **CRITERION A**
Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B
Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C
Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

✓ **CRITERION D**
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E
Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F
Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H
Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

OTHER

N/A

REFERENCES

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis.

City of Melbourne Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed 7 June 2017.

Context Pty Ltd 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

Fels, M, Lavelle, S and Mider, D 1993, 'Archaeological Management Plan', prepared for the City of Melbourne.

Halla, K J c.1960-1969, 'Little Lonsdale Street North between Eagle Alley and William Street, Melbourne, Vic', State Library of Victoria (SLV) Halla collection of negatives. Views of East Melbourne, Fitzroy, Melbourne & North Melbourne, accessed online 26 June 2017.

Nearmap 15 May 2014, 471-472 Little Lonsdale Street, accessed online 26 June 2017.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

Young, John and Spearritt, Peter 2008, 'Retailing' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/biogs/EM01241b.htm>, accessed 13 June 2017.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985**

C

**Central City Heritage
Study 1993**

C

**Review of Heritage
overlay listings in the
CBD 2002**

Ungraded

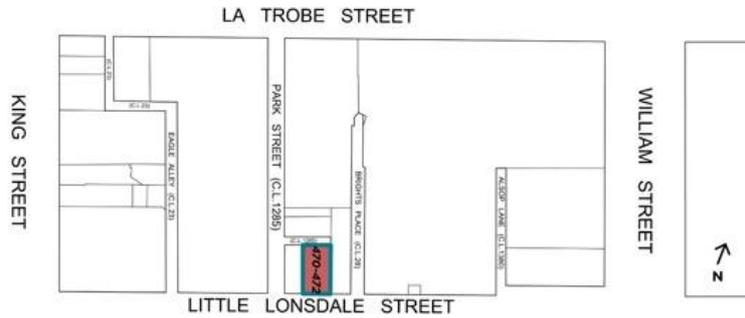
**Central City Heritage
Review 2011**

Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Shops

PS ref no: Interim 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

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

