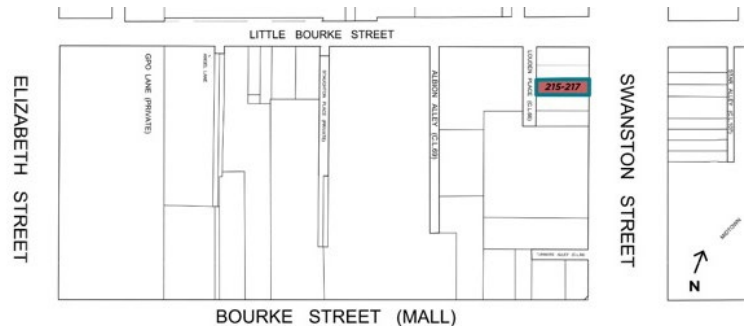


STATEMENT OF SIGNIFICANCE: Shop and residence (215-217 Swanston Street, Melbourne), April 2022**Heritage Place:** Shop and residence**PS ref no:** HO1291**What is significant?**

215-217 Swanston Street, Melbourne, a two-storey shop and residence from 1856.

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
- Pattern and size of original fenestration
- Windows with aedicules and corbelled brackets
- A pair of stuccoed pilasters with simple moulded architraves
- Parapet with simple moulded cornice.

More recent alterations including the large glazed shopfront windows in the ground floor and modern canvas awning are not significant.

How it is significant?

215-217 Swanston Street, Melbourne is of local historic, rarity, representative and aesthetic significance.

Why it is significant?

215-217 Swanston Street is historically significant for its demonstration of a combined retail premises and residence in the central city. Together with several other examples (all with individual HOs) including 74 Collins Street, 330 King Street and 261 William Street, it demonstrates the type of residential properties built during the early years of Melbourne's development. (Criterion A)

With a construction date of 1856, 215-217 Swanston Street is a rare pre-1860s shop/residence to survive within the Hoddle Grid study area. Although once part of a terrace row of four identical buildings, it is now the sole survivor of this group since the demolition of 211-213 and 223-225 Swanston Street. (Criterion B)

215-217 Swanston Street is a fine example of a Victorian-era building typology where retail premises in the nineteenth and early twentieth century included upper-level accommodation for families involved in the business. (Criterion D)

215-217 Swanston Street is aesthetically significant for its two-storey form and scale within Swanston Street and its restrained classical revival facade. Characteristics include the rendered masonry exterior, parapet, cornice and a pair of windows with classically derived corbels, window mouldings (aedicules) and moulded pilasters in stucco. (Criterion E)

Primary source

Hoddle Grid Heritage Review (Context & GJM Heritage, 2020) (updated March 2022)