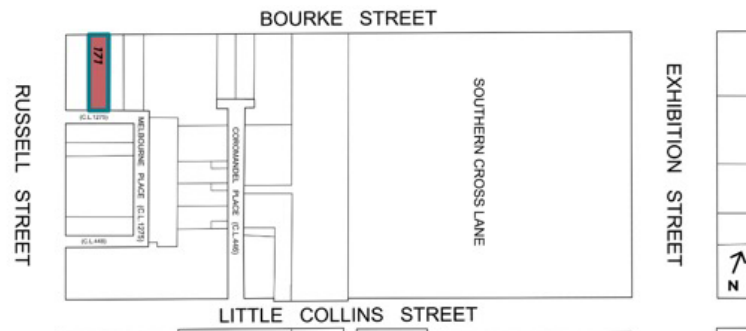


STATEMENT OF SIGNIFICANCE: Shop (171 Bourke Street, Melbourne), April 2022**Heritage Place: Shop****PS ref no: HO1237****What is significant?**

The two-storey shop/residence at 171 Bourke Street, completed in 1867 and used as a pharmacy for over 100 years.

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
- Simple rendered façade with a pair of upper-level windows set within slightly recessed panels between pilasters
- Parapet decorated with a simple cornice and hipped roof form behind the parapet
- Brass-framed leadlight windows above the ground-level shopfronts with pharmacy motifs dating from c1910.

More recent alterations to the ground-level shopfronts except for the brass-framed highlight leadlight are not significant.

How it is significant?

171 Bourke Street is of local historic, rarity and representative significance to the City of Melbourne.

Why it is significant?

171 Bourke Street is historically significant as a mid-Victorian building that represents a phase of expansion in the retail development of Melbourne in the 1860s. Housing a pharmacy for over 100 years, it is typical of retail buildings of the Victorian era that housed retail outlets at ground level with residences and workspaces for business-owners on the floor above. The building is also significant for its association with the Hordern family, an Australian retailing dynasty who first came to prominence in Sydney as merchants and retailers. (Criterion A)

171 Bourke Street is a relatively rare remaining example of a small-scaled shop and residence, a building typology from the mid-Victorian period. Erected to serve as daily retail points, a small number of surviving shops can be found in both the main streets and smaller laneways. While the use of upper storey residences decreased over time, the ground floors of these buildings continue to operate as commercial outlets. 171 Bourke Street is significant for its rare brass framed, leadlight windows with pharmacy motifs dating from 1910. (Criterion B)

The building design of 171 Bourke Street is a representative example of the mid-Victorian period of commercial buildings. Its attributes of two storey scale, small building footprint and classical styling are typical of the mid-Victorian period. (Criterion D)

Primary source

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