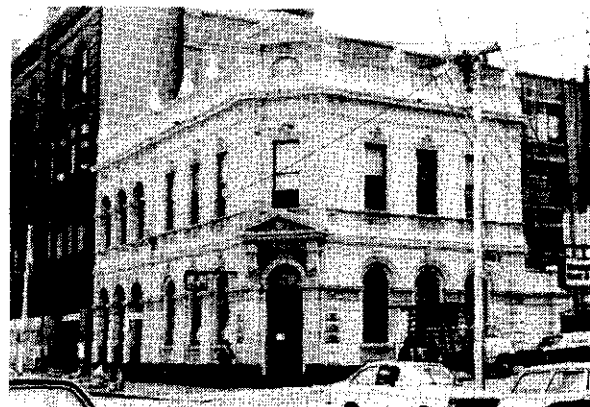


NAME: Former Union Bank of Australia
ADDRESS: 165, 167 Smith St.
CONSTRUCTION DATE: 1889-1890
ALTERATNS/ADDITNS: Original parapet
 signwriting removed;
 transom lunette replaced
ARCHITECT: Inskip and Robertson
BUILDER: Unknown
FIRST OWNER: Union Bank of Australia
FIRST OCC./USE: Ditto/Bank
PRESENT OWNER: Robert Alston & Co. Pty.
 Ltd., 59-61 Smith St.
 Fitzroy
PRESENT OCC./USE: 165 - Dr. Garrett;
 167 - Solicitors office
 169 - T.A.B. offices
CONSTRUCTION
MATERIALS: Rendered brickwork
INTACTNESS/
CONDITION: Externally intact
AREA/STREETSCAPE: Part of recommended streetscape A18.



BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1889-1890 for the Union Bank of Australia to the design of architects Inskip & Robertson¹.

The building is in an excellent state of intactness. An early photo of c1905 survives², showing that the only changes have been the removal of the raised bank sign, below cornice level ("The Union Bank of Australia"), the replacement of the corner transom lunette and the removal of the old Union Bank window signwriting

It provides an excellent example of an intact boom style bank building and attached residence. The architectural motifs are unusual and eclectic; reduced elevated pediments over the windows, Greek key patterning at ground floor impost level, draped ionic entrance consoles, and sill panels with relief mouldings. The corner entrance pediment has the bank initials UBA as a crest.

1. *Australasian Builder & Contractors News* 6.7.1889, p.22. Tenders called.
2. Photograph held at ANZ Bank Archives in album "VH3-1 Photographs and Plans of Old Premises, Union Bank c1905".

BUILDING ANALYSIS AND EVIDENCE (cont'd)

The residence has a double storey arcaded loggia with pilaster panels decorated by vase and sunflower mouldings. This motif has direct English Queen Anne sources and is seen applied to buildings by R. Norman Shaw and W.E. Nesfield³.

Internally, the building has been altered. The corner office retains elaborate ceiling cornices, paired consoles, and the original hallway ceiling rose. The residence has the original verandah floor tiling and door joinery, with a fan light and side lights intact. The interior has been converted for use as offices, and a full inspection was not possible. The original cedar staircase and some cornices survive to the entrance hall.

This building provides an excellent example of a decorative boom style Bank. The cement rendered facade has been painted, and the ornate cement detailing with eclectic elements results in a decorative and ornate corner bank building.

RECOMMENDATIONS:

It is recommended that this bank be added to the Historic Buildings Register, the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (3rd Schedule).



(32) Photograph of Union Bank c.1905.

3. See Girouard M Sweetness & Light: *The Queen Anne Movement 1860-1890* Oxford Clarendon Press 1977, p. 46, 94 and 100.