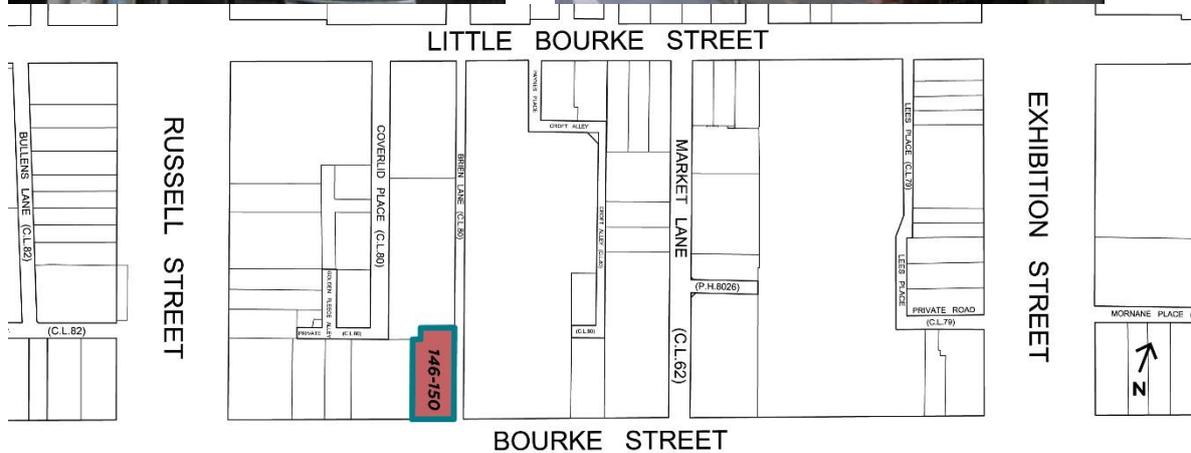


**SITE NAME** Shops, residence and former bank

**STREET ADDRESS** 146-150 Bourke Street Melbourne

**PROPERTY ID** 101214



**SURVEY DATE:** October 2017

**SURVEY BY:** Context Pty Ltd

**HERITAGE INVENTORY** H7822-1515

**EXISTING HERITAGE OVERLAY** No

**PLACE TYPE** Individual Heritage Place

**PROPOSED CATEGORY** Significant

**FORMER GRADE** C

**DESIGNER / ARCHITECT / ARTIST:** Frederick Maloney White

**BUILDER:** Stephen Armstrong

**DEVELOPMENT PERIOD:** Victorian Period (1851-1901)  
Victorian Period (1851-1901)

**DATE OF CREATION / MAJOR CONSTRUCTION:** 1884

## 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 5.3 Developing a large, city-based economy
	OTHER SUB-THEMES
3 Shaping the urban landscape	3.2 Expressing an architectural style

## LAND USE

HISTORIC LAND USE	
<b>Archaeological block no:</b> 31	<b>Inventory no:</b> 515
<b>Character of Occupation:</b> Commercial	
1866 Cox	
1880 Panorama	
1888 Mahlstedt	Three storey building(s) occupied by Tobacconist & Card Printer.
1905/6 Mahlstedt	Three storey building (rebuilt?) occupied by G Buchanan, Draper.
THEMATIC MAPPING AND LAND USE	
1890s	Retail and residential
1920s	Banks
1960s	Banks

## 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

The three-storey, late Victorian building at 146-15 Bourke Street comprises three shops with residences above. The upper façade has a unified arrangement and exhibits the Victorian Renaissance revival styling typical of the period.

## 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 2012:2).

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 wider colony's population was 20,416 (Young and Spearritt 2008). The growth of retailing was accompanied by the construction of warehouses to store goods.

By the early 1840s, Elizabeth and Swanston Streets, from the Town Hall in the east to the General Post Office in the west, had become the focus of retail activity, influenced also by the location of the Western Market. The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east. The department store Buckley and Nunn opened in 1854, establishing Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate between Bourke and Lonsdale streets from the late 1880s (Lovell Chen 2017:220).

#### *Developing a large, city-based economy*

After the discovery of gold in 1851 provided financial stability to the colony of Victoria, over the years the locality bounded by Flinders Street, William Street, Bourke Street and Elizabeth Street became the financial heart of the city. Banks, insurance companies, building societies and shipping companies were established and many of them erected substantial buildings (Savill 1987).

As well as managing locally generated income, the banks provided significant overseas capital, principally from Britain, to finance public projects and private investment. But the boom of the 1880s saw over-borrowing and overspending on building projects. Economic depression in the early 1890s saw many banks and land companies close their doors as British capital was rapidly withdrawn. The city recovered to some extent in the early twentieth century, and Melbourne underwent further development in its new role as the nation's capital. The Great Depression followed in the 1930s, which marked another period of decline. Nevertheless, during the long boom of the postwar period that followed, the bulk of Australia's leading public companies had their headquarters in Melbourne. Melbourne remained the financial centre of Australia, a role it maintained until the late twentieth century (Context 2012:41).

## Shaping the urban landscape

### *Expressing an architectural style*

In Melbourne in the 1870s and 1880s there was a building boom, both commercial and residential. The 1880s property boom made its mark on commercial design in the central city, with a new, bold generation of architects. Boom Style commercial buildings, such as William Pitt's Windsor Hotel and the Block Arcade, were characterised by increasingly rich decoration, Mannerist exaggeration of elements like keystones and segmental pediments, and the use of multiple classical trabeated and arcuated schemes overlaid one atop the other, until flat wall space was diminished to a bare minimum. While Renaissance and Italianate influences are most closely associated with Melbourne's Boom Style, a similar treatment of materials and facades was used for Gothic Revival buildings (Context 2012:17).

## SITE HISTORY

The land comprising the subject property at 146-150 Bourke Street was first purchased in April 1839 by Archibald Mossman as part of Allotment 2, Block 23 in the City of Melbourne. Originally the subject site was addressed as 137-141 Bourke Street east.

In 1884 the then owner, W G Sprigg, commissioned three three-storey shops for construction on the subject site. Stephen Armstrong constructed the brick buildings to the design of F M White (MCC registration no 1054, as cited in AAI record number 73836). By 1885, each of the three buildings had a ground floor shop and a six to seven room residence above (RB).

William Gardiner Sprigg (1832-1926) was the Melbourne Omnibus Co's secretary from 1868 until he was appointed assistant manager in 1890, and by 1909 he had become a director following the resignation of H A Wilcox. Sprigg was engaged with the operation of the Melbourne Omnibus Co until it was dissolved due to liquidation in the late 1910s (*Argus* 14 June 1919:10; 16 October 1920:20).

With his colleague at the Melbourne Omnibus Co, Francis Boardman Clapp (1833-1920), Sprigg had been involved in developing at least 12 other premises along Bourke Street between 1873 and 1885, including the rows of shop and dwellings at 201-207 and 209-215 Bourke Street (MCC registration no 6299, 1054 & 5597, as cited in AAI record no 76823, 73836 & 73774; RB 1874-1877).

In 1887 the premises at 146-150 Bourke Street housed a musical instruments depot (150), a card printer (148) and a tobacconist (146) (Mahlstedt Map, section 1, no 23a, 1888). Between 1887 and 1890, ownership of the site was transferred from Sprigg to William Mclean (RB 1887 and 1890). In 1893, the subject buildings were occupied by James J Schuh, tobacconist, Hans P Rassmussen, herbalist, and William F Chamberlain, whose occupation was not recorded (RB 1893). The internal wall dividing 148 and 146 was demolished between 1890 and 1895 (MMBW Detail Plan 1014, 1895).

In the early to mid-twentieth century several reconfigurations of the interior took place, particularly of the party walls (Figure 2, Figure 3, Figure 4, Figure 5). The tenants of the building in 1910-13 included Kenny Bros draper (146), A Harris & Co fancy goods store (148), and George Schickert pastry cook (150). In 1914, the buildings at 148 and 150 were amalgamated and occupied by Schickert until 1915 when Mrs Jane Aarons Tearooms occupied the premises. The Melba Phone Co Pty Ltd tenanted 146 in 1914, and Joshua Rochlin, ophthalmic optician, was the tenant the following year (S&M 1895-1915).

The Bank of Victoria became the occupant of 146 in 1922. Between 1917 and 1925, 148-150 was used as a pastry and confectionary establishment, first managed by Mrs Margaret Metcher, then by Nicholas & Walsh from 1920, and Mrs M E Newcombe from 1923. Alterations to the bank premises took place in 1923 (MBAI); it appears that, by 1924, Mrs Newcombe and the Bank of Victoria had switched premises, with the directory for that year listing the bank at 148-150 Bourke Street (S&Mc 1917-1925). The Bank of Victoria amalgamated with the Commercial Banking Co of Sydney Ltd in 1928 (S&Mc 1927-1928).

A major fire in 1929 caused extensive damage to the eastern end of Bourke Street, including to the subject site. The fire was believed to have started on the ground floor of Payne's Bon Marche drapery store (134-36), spreading along the block and causing at least £300,000 worth of damage (*Argus* 22 July 1929:7). It was estimated that between 77-200 brigade men fought the fire, and, reputedly, the blazing conditions in the laneways were so intense that the helmets of firemen working there melted (*Beaudesert Times, QLD* 26 July 1929:3) (*Argus* 22 July 1929:7).

The subsequent repair and refurbishment of the bank building at 146-150 Bourke Street was a significant task, and carried out by architects Bates, Smart and McCutcheon and contractor W Hannah (PROV VPRS 11201/P1 unit 145). Debris was removed; the stairs, lift and chimney caps were repaired; the interior was repainted and the external walls touched up with a lime wash; cracks in the parapets were repaired; and the brickwork was repointed. Broken windows were replaced with new frames and the architraves refixed. New material was introduced to the building during these works with the eastern parapet partially demolished and rebuilt using cement mortar (PROV VPRS 11201/P1 unit 145).

In 1948 the interior of the building at 146-150 Bourke Street was refurbished and the building connected to 152-158 Bourke Street (PROV VPRS 11201/P1 unit 145). It appears that the leasable space was reconfigured the same year, with the bank occupying the entire ground floor and P L Paterson occupying the first and second floors (Mahlstedt Map, section 1, no 4, 1948). Significant alterations were made to the rear of the building, including the addition of a first storey level and staircase (Mahlstedt Map, section 1, no 4, 1948).

From 1949 to 1988 the subject site underwent several changes and modernisations. Alterations to the ground floor clerking space and lunchrooms occurred in 1949, and ten years later an illuminated plastic lantern sign was erected on the façade. In 1971 a glass two-way door to the bank chambers, and an illuminated horizontal footway sign, were installed. A floodlight was attached to the wall in 1972, and new doors to the bank installed in 1975. Extensions and alterations to the building occurred in 1965, 1987 and 1988. Still connected to 152-158 Bourke Street, it is believed that the 1988 works to the subject building involved a major refurbishment to the whole premises, and the construction of a new canopy for 144-160 Bourke Street (MBAI).

The Commercial Banking Co of Sydney Ltd amalgamated with the National Bank of Australasia to form the National Bank of Australia in 1982. While the exact date is uncertain, the bank had vacated the premises by 1988 when the building was converted to shops (MBAI). Today, the property houses several shops and a restaurant.

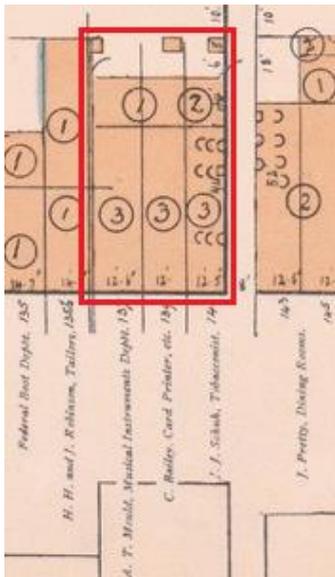


Figure 1. Extract from 1888 Mahlsted plan. (Source: Mahlsted 1888, SLV)

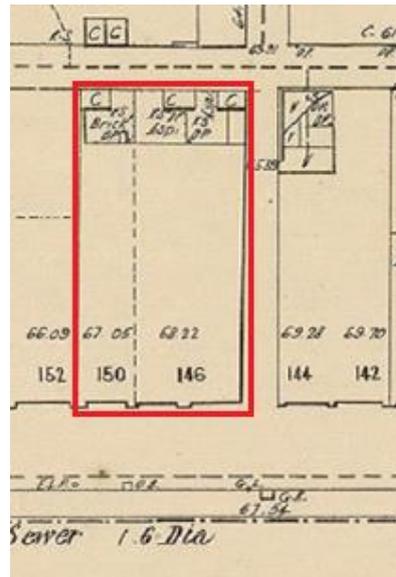


Figure 2. Extract from 1895 MMBW detail plan. (Source: MMBW 1895, SLV)

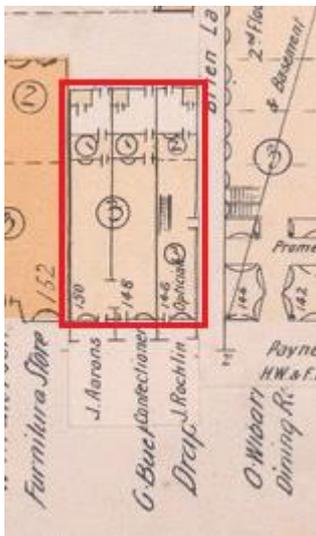


Figure 3. Extract from 1910 Mahlsted plan. (Source: Mahlsted 1910, SLV)

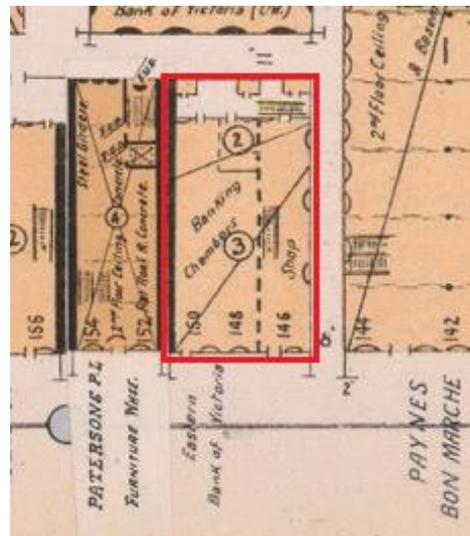


Figure 4. Extract from 1925 Mahlsted plan. (Source: Mahlsted 1925, SLV)

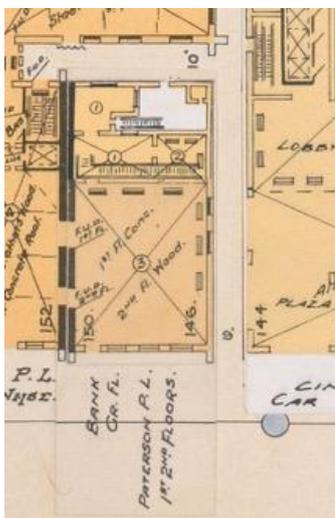


Figure 5. Extract from 1948 Mahlsted plan. (Source: Mahlsted 1948, SLV)

*F M White, architect*

Born Francis Maloney White in London in 1819, White was a competent architect who is known for his Gothic Revival and, later, Renaissance Revival works in Melbourne. White received his training at King's College, London, and in Rouen, France, before migrating to Australia; arriving in the South Australian colony in 1848. He spent some time in Melbourne, Hobart and Edwards River, New South Wales, before returning to Melbourne in 1851 where he commenced practice. Demonstrating a capability across a variety of modes, White produced designs for Italianate mansions, commercial buildings and for the quadrangle at the University of Melbourne. He was architect to the Melbourne Hospital, Lonsdale Street, and was an inaugural member of the Victorian Institute of Architects when it began in 1856 (Willis and Goad 2012: 762).

**SITE DESCRIPTION**

146-150 Bourke Street is a three-storey Victorian era building. It is located mid-block and borders Brien Lane on its eastern boundary. The rendered brick building retains much of its Victorian era character, with some sympathetic repairs carried out to the façade following damage caused by a large fire at the eastern end of Bourke Street in 1929.

The upper façade has a balustraded parapet with pedestals marking the edges of each of the three shops. A hipped roof is concealed behind the parapet. A deep cornice with dentil detail runs below the parapet, with scrolled brackets at each end of the building. Stone quoining occurs at the building corners. Three rectangular windows are evenly spaced across the upper level, each with decorative moulded architraves and detailing to the upper edge. At the mid-level, façade detailing is more elaborate. Three identical windows have a straight pediment across the top. Engaged pilasters run down each side of the window and continue below a cornice that runs across the façade at sill level. A name plate is located below each window. The upper edge of the ground level is marked with a cornice with dentil detail.

Alterations have occurred at ground level, reflecting the changing internal arrangements of the building.

**INTEGRITY**

The façade of the building retains a high level of integrity with the Victorian character of the upper façade largely intact. Significant alterations have occurred at ground level. After a fire in 1929, repairs and refurbishments were made to the building by architects Bates, Smart and McCutcheon and builder W Hannah. The stairs, lift and chimney caps were repaired; the interior was repainted, and the external walls touched up with a lime wash; cracks in the parapets were repaired; and the brickwork was repointed. Broken windows were replaced with new frames and the architraves refixed. New material was introduced to the building during these works with the eastern parapet partially demolished and rebuilt using cement mortar.

**COMPARATIVE ANALYSIS**

The subject building can be compared to other similar rows of three storey shops with residences above from the late Victorian period. It compares 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 below are provided by CoM Maps unless stated otherwise.

*136-140 Elizabeth Street, built date not known (Significant in HO509 Post Office Precinct)*

A row of three, three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 6. 136-140 Elizabeth Street, unknown built date.

*73-77 Bourke Street, c1880 (HO536, Significant in HO500 Bourke Hill Precinct)*

A row of three, three-storey shops with residences above. The rendered brick building was built in the mid-Victorian era in the Neo-Renaissance style.



Figure 7. 73-77 Bourke Street constructed c1880.

*32-38 Bourke Street, 1882 (HO529, Significant in HO500 Bourke Hill Precinct)*

A row of four three-storey shop and residences with basement parking. Designed by Edward G Kilburn in the Italian Renaissance Revival style and built by TJ Taylor in 1892.



Figure 8. 32-38 Bourke Street constructed 1882.

*189-195 Exhibition Street, 1882 (HO630, Significant in HO507 Little Bourke Street Precinct)*

A row of two-storey brick shops with residences above and a basement. Built in 1882 in the Renaissance Revival style.



Figure 9. 189-195 Exhibition Street constructed 1882.

*201-207 Bourke Street, 1874 (Interim HO1239 – recommended as significant in the Hoddle Grid Heritage Review)*

A row of four, three-storey shops with residences above. Built by investors F B Clapp and W G Sprigg in 1874.



Figure 10. 201-207 Bourke Street constructed 1874 (Source: City of Melbourne 2018)

*209-215 Bourke Street, 1876 (Interim HO1240 – recommended as significant in the Hoddle Grid Heritage Review)*

A row of four, three storey shops with residences above. Built by builder and investors F B Clapp and W G Sprigg in 1876.



Figure 11. 209-215 Bourke Street constructed 1876. (Source: City of Melbourne 2018)

146-150 Bourke Street compares to the examples above as a row of shop and residences built in the late Victorian era. Consistent with the examples above, shopfronts at ground level have been altered but the upper façade retains its classical styling.

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**ASSESSMENT AGAINST CRITERIA**


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|---|--|
| ✓ | <p><b>CRITERION A</b><br/>Importance to the course or pattern of our cultural or natural history (historical significance).</p>  |
|   | <p><b>CRITERION B</b><br/>Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>   |
|   | <p><b>CRITERION C</b><br/>Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>   |
| ✓ | <p><b>CRITERION D</b><br/>Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>   |
| ✓ | <p><b>CRITERION E</b><br/>Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>  |
|   | <p><b>CRITERION F</b><br/>Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>   |
|   | <p><b>CRITERION G</b><br/>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).</p> |
|   | <p><b>CRITERION H</b><br/>Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>  |
-

**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

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Building permit card for 146-150 Bourke Street, Melbourne, 1920-1988 (BP).

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## PREVIOUS STUDIES

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**Central Activities District  
Conservation Study 1985** D

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**Central City Heritage  
Study 1993** C

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

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**Central City Heritage  
Review 2011** Ungraded

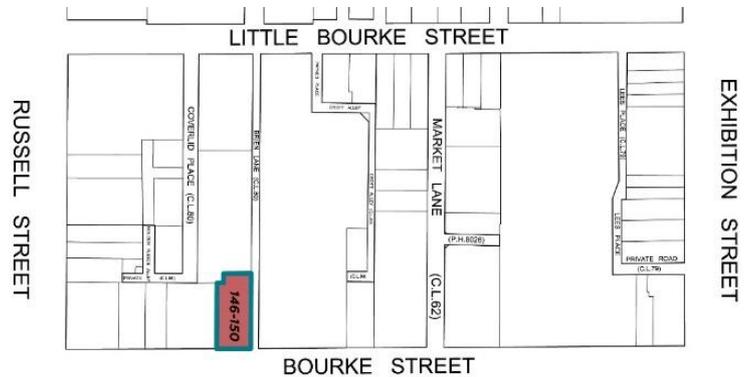
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## STATEMENT OF SIGNIFICANCE

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



**PS ref no:** Interim 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)