SITE NAME	Offices
STREET ADDRESS	422-424 Bourke Street Melbourne
PROPERTY ID	101183
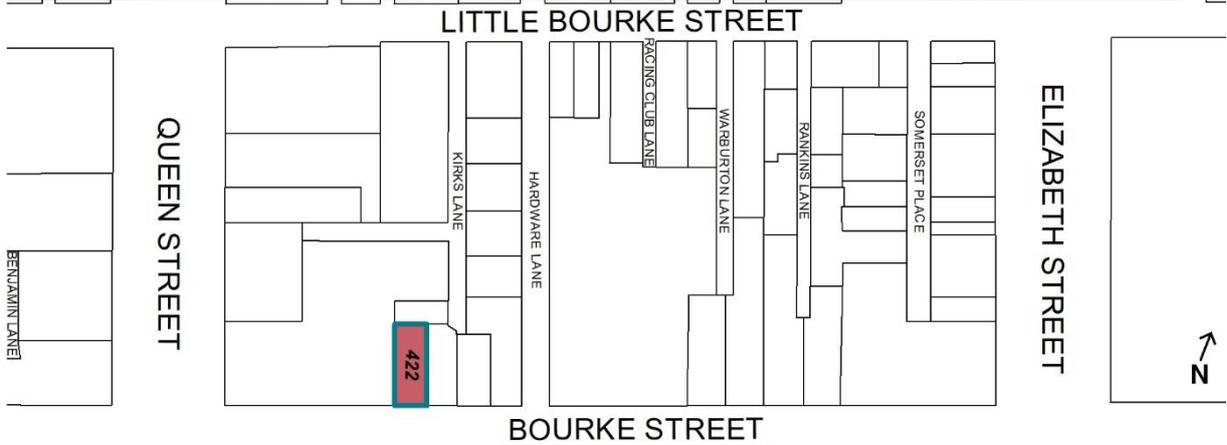
SURVEY DATE: March 2019		SURVEY BY: Context	
HERITAGE INVENTORY	H7822-1441	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	C
DESIGNER / ARCHITECT / ARTIST:	Not known	BUILDER:	William Ireland
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1857-58

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, Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here.
HISTORIC THEMES	**DOMINANT SUB-THEMES**
5 Building a Commercial City	5.3 Developing a large, city-based economy

LAND USE

HISTORIC LAND USE	
Archaeological block no: 28	**Inventory no:** 441
Character of Occupation: Commercial	
Building constructed on site 1868.	
1880 Panorama	Two-storey building
1888 Mahlstedt	Two-storey building, Victorian United Victualler's Association
1905/6 Mahlstedt	Two-storey building, Victorian United Victualler's Association
THEMATIC MAPPING AND LAND USE	
1890s	Offices
1920s	Offices, Cafés
1960s	Offices, Cafés

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

422-424 Bourke Street, Melbourne is a two-storey early Victorian office building constructed in 1857-58. It was built by wealthy and influential Melbourne character, Hugh Glass (d.1871), an Irish-born farmer, livestock and station agent, and property speculator. The building housed a range of tenants into the 1980s, including stock and station agents, solicitors, and from 1985 to c2011 the Melbourne Fine Art Gallery.

CONTEXT

HISTORICAL CONTEXT

Building a commercial city

Developing a large, city-based economy

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, stock and station agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

As Lionel Frost writes, most of Melbourne's early commerce depended on resources from its rural hinterland, and vice versa:

> Both city and country shared a common past and both reshaped each other: Melbourne, by providing the commercial and transport services and production inputs that farmers and pastoralists needed to produce commercially for overseas markets; and the rural areas, by producing the wool, farm products and minerals that created jobs in Melbourne. After pastoralists from Tasmania established a settlement at Melbourne, the wool industry stimulated the growth of the town as a financial centre that channelled British investment to pastoralists and as the headquarters of merchants who arranged exports of raw materials to British factories. It was these links with the countryside that shaped the nature and growth of the Melbourne economy before World War I (Frost 2008).

The gold rushes accelerated Melbourne's growth and by 1861 the city's population was 125 000, more than twice that of San Francisco (Frost 2008). The area bounded by Flinders Street, William Street, Bourke Street and Elizabeth Street developed as the financial heart of the city in the years following the discovery of gold in 1851. Banks, insurance companies, stock and station agents, building societies and shipping companies were established and many of them erected substantial buildings (Savill 1987).

In the boom years of the 1880s, Melbourne's population approached half a million, becoming Australia's largest city. More than a third of the New South Wales wool clip was exported through Melbourne, and the city's commercial institutions organised trade and investment in areas as far afield as Broken Hill, northern Queensland, Fiji and New Zealand (Frost 2008). As a consequence, office, retail and manufacturing space was in demand and multi-storeyed architect designed buildings were constructed to provide this accommodation.

However, the boom of the 1880s saw over-borrowing and overspending on building projects, and the subsequent 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 economic 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 established their headquarters in Melbourne. Melbourne remained the financial centre of Australia, a role it maintained until the late twentieth century (Context 2012:41).

SITE HISTORY

The subject building at 422-424 Bourke Street is located on land that was sold to S J Brown in 1837 as part of Crown Allotment 2, Block 20 ('Plan of Melbourne' 1838). The site was addressed as 55-57

Bourke Street west until c1889, and 422-424 Bourke Street thereafter (se Figure 1, Figure 2 and Figure 3) (RB 1868, S&Mc 1890).

Speculator, squatter and merchant, Hugh Glass, purchased at least 15 allotments in the north of Melbourne city in the land sales of 1847 and 1848 ('Plan of Melbourne' 1838). He became the owner of a number of other allotments in later years, including, by 1870, land in the immediate vicinity of the subject site (RB 1870). Between 1850 and 1861, at least 20 buildings, including houses, warehouses and shops, were constructed in the city for Glass. Only two of these buildings comprised offices: the subject building at today's 422-424 Bourke Street in 1858, and a building in Little Collins Street, near Queen Street, c1859 (AAI records).

A notice of intent to build an office building in Bourke Street west, near the intersection of Queen Street, was lodged with Melbourne City Council in December 1857, with Glass listed as the owner and William Ireland as the builder (MCC registration no 1074, as cited in AAI, record no 73606). The building first appears tenanted in street directories of 1858, indicating it had been constructed by this time (S&Mc 1858). Melbourne City rate books of 1861 (the first year of available rate books) show a multi-tenanted office building at the subject site (RB 1861). Glass likely built the offices as an investment, as there is no evidence that he occupied the building himself. Rate books indicate that the subject building was owned by Glass until 1870, and by the 1871 rateable year, it had changed ownership to Mathew Craig (RB 1870, 1871).
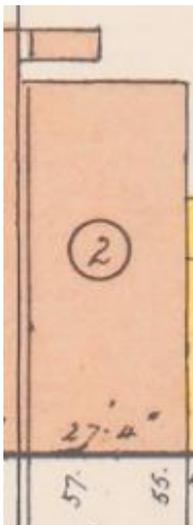

Figure 1. The two-storey building as it appeared in 1888, addressed as 55-57 Bourke Street. (Source: Mahlstedt Map Section 1, no 20, 1888)

Figure 2. The building in 1910. By this time, the property was addressed as 422-424 Bourke Street. (Source: Mahlstedt Map Section 1, no 13, 1910)

Figure 3. The building in 1925. The Bourke Street frontage has been altered to create one large glazed shopfront. (Source: Mahlstedt Map Section 1, no 13, 1925)

The subject building is located in an area of Bourke Street once known as Bourke Street west, as it was located west of the post office. This area of the city was renowned for the concentration of horse saleyards (such as Bear's and Kirk's Horse Bazaar), saddlers, whip factories, stock agents, carriage-builders and harness-makers (May 2008).

The first tenants of the subject building, then addressed as 55-57 Bourke Street west, took up occupancy in April 1858: auctioneers W M Ward & Co occupied number 55 (today's 422); and a firm of stock and station agents named Ryan & Hammond, who undertook the buying and selling of sheep

and cattle stations in Victoria, New South Wales and South Australia, occupied number 57 (today's 424) (*Age* 5 April 1858:8). Charles Ryan, an Irish overlander from New South Wales founded the firm with pastoralist Robert Hammond in 1856. Hugh Glass, owner of the subject building, and Ryan were known to each other through their interests in squatting (pastoral) runs. An advertisement for Ryan & Hammond's services in 1858 reads:

> *RYAN & HAMMOND have for sale a Station in the Murray District, with 2000 sheep warranted clean, about 1500 of them in lamb. There is a pre-emptive right of 640 acres, with very good improvements. The run will carry about 6000 sheep. Also, a first class well-watered fattening Station, with miles frontage to the upper Darling, by a depth of miles* (*Age 5* April 1858:8).

A solicitor by the name of Nolan was the tenant of today's 422 Bourke Street from c1861 until 1892, whilst Ryan & Hammond continued to occupy today's 424 Bourke Street until 1893 (S&Mc 1892, 1893; RB).

The occupation of 424 Bourke Street by stock and station agents was continued by Theo H Parker & Co, who remained at the site until c1910, when its occupancy was replaced by C H Nelson, also a stock and station agent (S&Mc 1910). By 1920, stock and station agent William Skelly occupied the site (S&Mc 1920). From the 1920s, the building at 424 Bourke Street was occupied by different cafés and snack stores through until the 1970s (S&Mc 1925, 1942, 1955, 1965, 1974). By 1925, the street-level windows at the Bourke Street frontage had been replaced with a large glazed shopfront (see Figure 3).

The Victorian United Licenced Victualler's Association occupied the building at 422 Bourke Street from c1885 until 1893 (S&Mc 1885, 1893). The Association was established in 1841 to represent the interests of licensed publicans and assist in the granting of liquor licenses, making it one of the earliest professional organisations in Victoria (*Age* 9 November 1860:6; Higgs 1994:6). During its tenure at 422 Bourke Street, the Association opposed the work of the Temperance movement, which was beginning to peak in the 1880s and, working within an increasingly restrictive Licensing Act, sought ultimately to establish prohibition-like restrictive sales of alcohol across Australia (Swain 2008; *Argus* 7 September 1854:4). By the end of its tenancy, the Association had become a wealthy and powerful lobby group, with many members of the Association using their positions to further their careers in parliament and other prominent institutions (Higgs 1994:3).

By 1897, 422 Bourke Street was used by an employment agency and Cox, Solomon & Co, manufacturing chemists (S&Mc 1897). Cox, Solomon & Co were the manufacturers of 'Solomon Solution', a solution for horses which was advertised as a cure for a range of sores and wounds on the animals (NMA 2019). Both the employment agency and Cox, Solomon &Co remained at the site until 1907, however by 1910, the latter had been taken over by C H Nelson & Co (S&Mc 1907, 1910).

By 1915, 422 Bourke Street was occupied by Marshall Lyall, a solicitor and Consul General for Colombia, who remained there until 1924 (S&Mc 1915, 1922, 1924). Afterwards, a firm of solicitors under the name Murphy occupied the site, which continued until the 1970s (S&Mc 1970, 1974). In 1979 alterations were made to the shopfront, though the exact nature of works is not known (MBAI).

In the early 1980s, the two buildings were addressed as 422 Bourke Street and were occupied by a gem store (*Age* 31 May 1980:30). In 1985 the Melbourne Fine Art Gallery was established at the property, exhibiting an international array of mediums and styles, and assorted works from the nineteenth century to present (*Age* 21 August 1999:117; Only Melbourne; Melbourne Fine Art

Gallery). The Gallery occupied 422 Bourke Street until at least 2011 (Bourozikas 2011). During this tenancy the ground floor shop was refurbished extensively (MBAI).

In 2018, the property at 422-424 Bourke Street contained one business and one shop (CoMMaps).

SITE DESCRIPTION

Located on the north side of Bourke Street between Elizabeth Street and Queen Street, 422 Bourke Street is a two-storey early Victorian commercial building constructed in 1857-58 during Melbourne's pre-boom period. It was originally used as offices for stock and station agents and then by a range of other tenants including the Victorian United Licenced Victualler's Association and the legal profession.

The principal façade to Bourke Street is of painted render over loadbearing brickwork. At the first-floor level the façade is symmetrical with a tapering Ionic pilaster at each end supporting a modest entablature with a complex dentilled cornice that has a projecting section directly over the pilasters. Above the cornice is a simple low horizontal parapet. The pilasters sit on a minor cornice that runs the width of the building below the first-floor windows.

The first-floor level comprises three vertically proportioned window openings with moulded render architraves and projecting sills. Above each window is a projecting pediment supported on a pair of console brackets, arched at each end and triangulated in the centre. The windows consist of (probably original) timber-framed double-hung sashes.

While modest in scale, the architectural features of the façade are representative of a refined version of the Victorian Free Classical/Italianate style generally found in larger buildings from the period. Typical elements of the style include a decorative cornice, pedimented window openings and tapering pilasters with simplified capitals, all of which derive from classical architecture. In this instance the alternating arrangement of the upper window pediments is a typical detail found in many substantial Victorian buildings.

At street level, the façade consists of a large plate glass contemporary shop front adjacent to a single door providing access to the upper level.

INTEGRITY

422 Bourke Street is largely intact with some changes visible to the original or early fabric of the building. The building retains its original scale; painted render principal façade with tapered pilasters, cornices, window frames and pediments and other decorative elements such as the console brackets to its Bourke Street façade. It retains its original fenestration, pattern of openings and timber frame windows in the upper level. Alterations include the removal of original openings at the ground level and replacement with a contemporary glazed shopfront. Overall, the building is of high integrity.

COMPARATIVE ANALYSIS

422 Bourke Street predates the large-scale expansion of substantial commercial office buildings erected during the post 1880s boom period in Melbourne, some of which were designed in extravagant Renaissance and Italianate styles. 422 Bourke Street presents as a more modestly scaled example of an early office building in comparison to the later grander examples included on the Heritage Overlay. In terms of its scale, it is more comparable with the low scale shop and warehouse buildings constructed around this period, but its architectural treatment is more refined than that generally applied to these buildings.

CONTEXT

The following examples in Melbourne are comparable with 422 Bourke Street being of a similar scale, style, construction date and/or use. The below images and descriptions are provided by CoMMaps unless stated otherwise, with images dated c2000 or later.

380 Elizabeth Street, 1850s (HO1020)

A two-storey rendered brick shop and residence. Built in the mid-1850s substantial changes were made in its first 50 years. Initially a simple store and residence it was extended and converted into a hotel by the early 1870s. Originally known as the Prince of Wales it was further extended in 1888 and renamed the Federal Club. The resultant new façade is still in evidence today. It was delicensed in 1918, purchased by the leather merchant Thomas Bulley in 1920 and converted to a workshop and residence. This business remained here until 1988.

Figure 4. 380 Elizabeth Street, built c1855.

66-70 Bourke Street, 1860 (HO534, Significant in HO500 Bourke Hill Precinct)

A row of three two-storey rendered shops. Numbers 66 and 70 are significant in HO500. All three buildings have been altered at ground level.

Figure 5. 66-70 Bourke Street, built in 1860.

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

A two-storey rendered brick shop, built in 1872.

Figure 6. 35-37 Bourke Street built in 1872.

51-53 Bourke Street, 1860s (HO531, Significant in HO500 Bourke Hill Precinct)

A row of 1860s two-storey rendered shops at 51 and 53 Bourke Street. It has simple classically derived detailing to the upper floors, and substantially altered façade at ground level.

Figure 7. 51-52 Bourke Street built in the 1860s.

328-330 King Street, 1850 & 1880s (HO680)

A two-storey rendered brick shop and dwelling, built by James Heffernan in the Colonial Georgian style in 1850 with two-storey rear section added in the 1880s.

CONTEXT

Figure 8. 328-330 King Street, originally built in 1850.

422 Bourke Street is a substantially intact example of a modestly scaled early Victorian office building constructed in 1857-58. Demonstrating a refined Victorian Free Classical/Italianate style, reflecting the Victorian-period taste for ornamentation derived from classical architecture, the building retains its original decorative elements including tapered pilasters, cornices, window frames, parapet and other decorative elements such as alternating window pediments and console brackets to its Bourke Street façade.

It is comparable with a number of other HO listed examples including 380 Elizabeth Street (HO1020), and 66-70 Bourke Street (HO534), which exhibit typical stylistic characteristics such as alternating pediments above the first-floor windows and decorative pilasters. It is exhibits more refined design elements than an early shop at 328-330 King Street (HO680). It is also comparable to the mid-Victorian places near the eastern end of Bourke Street, including 51-53 Bourke Street (1860s), 66-70 Bourke Street (1860) and Bourke Street East Post Office at 35-37 Bourke Street (1872) (all significant in HO500 Bourke Hill Precinct). The individually significant examples above exhibit a similar degree of change to original or early fabric as evident in the subject building, namely in the replacement of original openings at street level and replacement with contemporary shopfronts.

It also shares with the above examples of modest Victorian buildings a primary street frontage, which is becoming increasingly rare within the Hoddle Grid where they have been largely replaced by large scale commercial development.

CONTEXT

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).

CONTEXT

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

Age, as cited.

Argus, as cited.

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

Australian Hotels Association (AHA) 2019, *The Beginning*, http://aha.org.au/, accessed online 11 April 2019.

Bourozikas, Anna 2011, 'Melbourne Fine Art Gallery' *Weekend Notes,* https://www.weekendnotes.com, accessed online 27 March 2019.

City of Melbourne Interactive Maps (CoMMaps) 2019, http://maps.melbourne.vic.gov.au/, accessed online 27 March 2019.

City of Melbourne Municipal Rate Books (RB), as cited.

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

Frost, Lionel 2008, 'Economy', *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, http://www.emelbourne.net.au, accessed online 11 April 2019.

Geelong Advertiser, as cited.

Higgs, B 1994, *Committees of the Licensed Victuallers' Association of Victoria*, Victoria University, Melbourne.

Mahlstedt and Gee 1888, *Standard plans of the City of Melbourne,* Mahlstedt and Gee, Melbourne.

Mahlstedt, G 1910, *Index to City of Melbourne detail fire survey,* Mahlstedt, Melbourne.

Mahlstedt's Pty Ltd 1925 *City of Melbourne detail fire survey. Section 1,* Mahlstedt's Pty Ltd, Melbourne.

May, Andrew 2008, 'Bourke Street', *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, http://www.emelbourne.net.au, accessed online 11 April 2019.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia, Selected Trial Brief and Correspondence Registers and Other Images. 1837-1993 [database on-line], https://www.ancestry.com.au, accessed online March 2019.

Melbourne Fine Art Gallery, *About us*, www.melbournefineart.com.au, accessed 15 April 2019.

National Museum of Australia (NMA) 2019, *Solomon Solution Poster*, https://www.nma.gov.au, accessed online 12 April 2019.

Obituaries Australia, 'Ryan, Charles (1818–1898)', National Centre of Biography, Australian National University, http://oa.anu.edu.au/obituary/ryan-charles-889/text890, accessed 12 April 2019.

Only Melbourne, *MiFA & Melbourne Fine Art Gallery*, https://www.onlymelbourne.com.au, access 15 April 2019.

'Plan of town of Melbourne, 1837 A.D: first land sales held in Melbourne on 1st June & 1st November 1837' 1838, H E Badman, Melbourne.

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

CONTEXT

Savill, Barbara 1987, 'First land owners in Melbourne', Royal Historical Society of Victoria, http://www.historyvictoria.org.au, accessed 12 April 2019.

Senyard, J E 1972, 'Glass, Hugh (1817–1871)' *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, originally published 1972, http://adb.anu.edu.au/biography, accessed online 11 April 2019.

Swain, Shurlee 2008, 'Temperance' *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, http://www.emelbourne.net.au, accessed online 11 April 2019.

Victorian Heritage Database (VHD) 2001, 'Killeen Homestead' H1098, https://vhd.heritagecouncil.vic.gov.au, accessed 12 April 2019.

Victorian United Licenced Victualler's Association 1876, *Annual Report 1876,* Melbourne.

PREVIOUS STUDIES

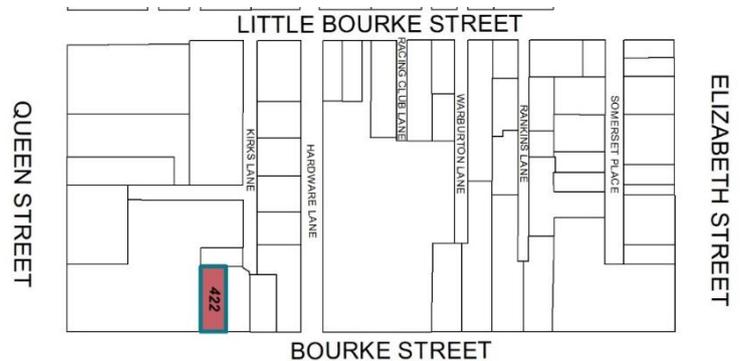|	
Central Activities District Conservation Study 1985	D
Central City Heritage Study 1993	C
Review of Heritage overlay listings in the CBD 2002	Ungraded
Central City Heritage Review 2011	Ungraded

CONTEXT

STATEMENT OF SIGNIFICANCE

Heritage Place: Offices	**PS ref no:** HOXXXX

What is significant?

422 Bourke Street, Melbourne, a two-storey office building built in 1857-58.

Elements that contribute to the significance of the place include (but are not limited to):

- The original building form and scale;
- The original painted render walls, pattern of fenestration at first floor level, and decorative elements including tapered pilasters, cornices, parapet and decorative elements such as alternating window pediments and console brackets to its Bourke Street façade; and
- The original double hung timber frame windows.

Later alterations made to the street level facade, including the plate glass shop front, are not significant.

How it is significant?

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

Why it is significant?

422-424 Bourke Street, Melbourne is historically significant for its association with the influence of rural industry on the growth of Melbourne city as a financial centre. Constructed in 1857-58 as an office building in the western part of Bourke Street, an area of the city then the focus of horse saleyards, saddlers, whip factories, stock agents, carriage-builders and harness-makers, it was tenanted by stock and station agents' offices from 1857 to the 1920s. One such tenant was Ryan & Hammond, stock and station agents established in Melbourne in 1856, who occupied the building from 1858 to 1893 at a time when the wool industry played a vital role in the growth of Melbourne. It was built by wealthy and influential Melbourne figure Hugh Glass (d.1871), farmer, livestock and station agent, and property developer, who amassed his considerable wealth from significant landholdings in the 1850s and 1860s,

comprising pastoral stations in rural areas of Victoria, New South Wales and South Australia, as well as numerous allotments in Melbourne city. (Criterion A)

422 Bourke Street is significant as a substantially intact example of an early Victorian commercial office building constructed in 1857-58 during Melbourne's pre-boom period. Built of loadbearing brickwork with painted render finish, it exhibits a refined Victorian Free Classical/Italianate style reflecting the Victorian taste for ornamentation derived from classical architecture. The Bourke Street façade exhibits some characteristics that were more common in larger scale commercial buildings of the 1880s boom period, including tapered pilasters and other decorative elements such as alternating window pediments and console brackets. (Criterion D)

Primary source

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

CONTEXT