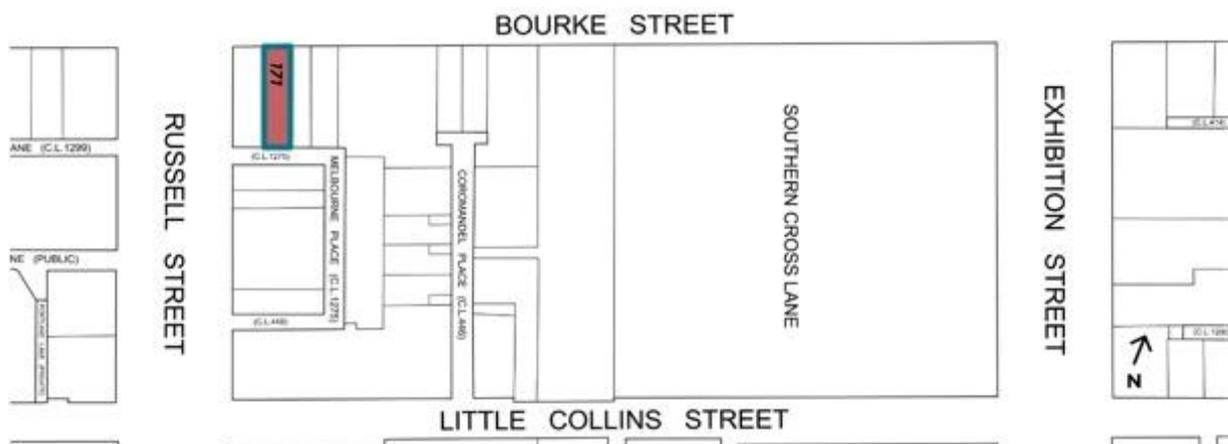


<b>SITE NAME</b>	Shop
<b>STREET ADDRESS</b>	171 Bourke Street Melbourne
<b>PROPERTY ID</b>	101125



SURVEY DATE: October 2017

SURVEY BY: Context

<b>HERITAGE INVENTORY</b>	H7822-1656	<b>EXISTING HERITAGE OVERLAY</b>	No
<b>PLACE TYPE</b>	Individual Heritage Place	<b>PROPOSED CATEGORY</b>	Significant
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Not known	<b>FORMER GRADE</b>	C
		<b>BUILDER:</b>	N W Dike
<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851-1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1867

**THEMES**

<b>ABORIGINAL THEMES</b>	<b>SUB-THEMES</b>
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
<b>HISTORIC THEMES</b>	<b>DOMINANT SUB-THEMES</b>
5 Building a Commercial City	5.4 Building a retail centre

**LAND USE**

<b>HISTORIC LAND USE</b>	
<b>Archaeological block no:</b> 39	<b>Inventory no:</b> 656
<b>Character of Occupation:</b> Commercial, residential	
Land sold at fourth sale, 1839.	
1839 Williamson	
1840 Hoddle	
1850 Proeschel	Building on site?
1855 Kearney	
1866 Cox	
1880 Panorama	
1888 Mahlstedt	
1905/6 Mahlstedt	
<b>THEMATIC MAPPING AND LAND USE</b>	
1890s	Retail, Residential
1920s	Retail, Residential, Medical
1960s	Retail, Residential, Medical

**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**

An early two-storey shop and dwelling dating from 1867. Simple detailing to the upper façade is typical of mid-Victorian era. Distinctive brass framed highlight leadlight windows (c1910) are intact to the street façade. The building operated as a pharmacy for more than 100 years. Motifs in the leadlight reflect this use.

## 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 Australia's 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 in the west of the city. 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 throughout 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).

### SITE HISTORY

The land at 171 Bourke Street was part of Allotment 18, Block 10, purchased by Anthony Hordern Senior at the fourth Crown land sale in 1839. Block 10 is bounded by Bourke, Russell and Little Collins streets, and the west boundary of Allotment 17 (CoMMaps).

Prior to the current two-storey brick shop and dwelling, a single-storey shop housing gaslights and lamps, named Davis and Co, was located on the site (S&Mc 1959; Samuel Calvert 1863, 'Stanford & Co's Warehouse'). By early 1867, the current building was commissioned by the owner, William Hordern, Anthony Hordern's son, and built by N W Dike (MCC registration no 1817, as cited in AAI record no 73704). It was erected by November 1867 (Figure 1) (Harrison 1867, 'Illumination at Messers Stanford & Co').

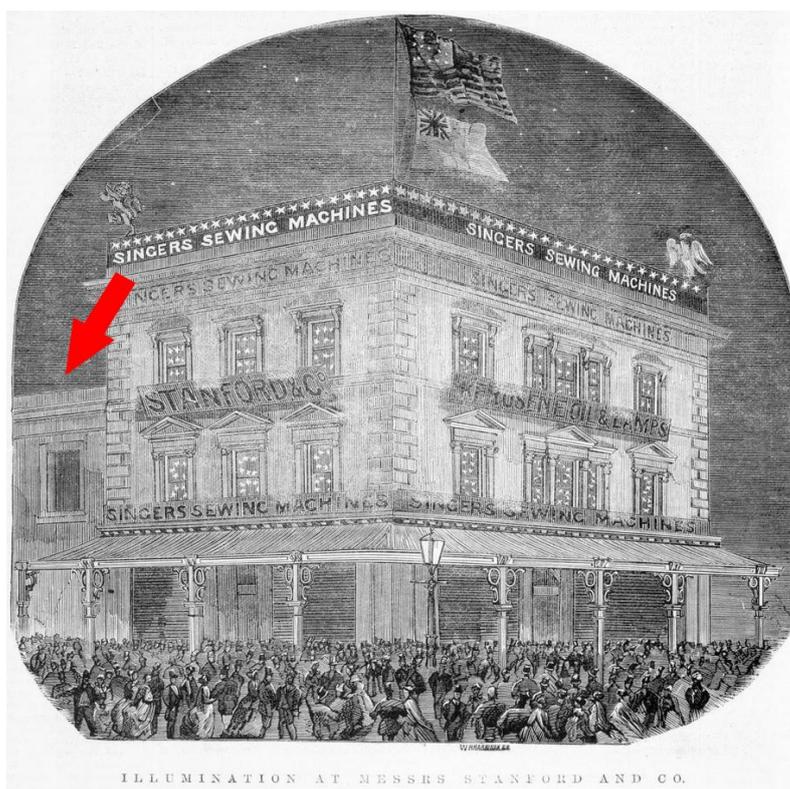


Figure 1. The current two-story building at 171 Bourke Street (shown by the red arrow) was completed by November 1867, as shown in the above engraving of the adjoining Stanford & Co building at 173-175 Bourke Street (Source: Harrison 1867, SLV).

Although it was subdivided into a number of parcels, much of the land in allotments 18 and 19 continued to be owned by the Horderns until Anthony Hordern Senior's death in 1869. In September 1872, the land at 171 Bourke Street was advertised for sale in the *Age*, together with other freehold lands in possession of the late Anthony Hordern (*Age* 16 September 1872:4).

The Hordern family is an Australian retailing dynasty who first came to prominence in Sydney (as merchants and retailers) with the establishment of Anthony Hordern & Sons, and then gained notability in rural pursuits, stockbreeding, stockbroking, fashion, cricket and parliament. Anthony Hordern Senior (1788-1869) and his wife, Ann Woodhead (c1791-1871) migrated to Sydney in 1823 with their four children. They moved to Melbourne in 1839, with their eldest son Anthony Junior and his brother, Lebbeus, returning to Sydney shortly after and setting up the drapery business, L and A Hordern in 1844. Hordern Senior eventually established the firm Anthony Hordern & Sons with his second son, Samuel, which became the largest department store in Sydney. With 52 acres (21 hectares) of retail space, Anthony Hordern's Sydney store was once the largest department store in the world (Teale 1972).

The building at 171 Bourke Street was occupied by its first tenant E Guthiel, a pharmacist, in 1868 (S&Mc 1868). The 1872 advertisement for the subject site read: 'Lot 2. Bourke Street...a two-story brick-built shop, occupied by Mr. Guthiel as first-class druggist's shop. Rent, 306 pounds...Frontage about 22 ft. 9 in. to Bourke Street, running back 89 ft 7 in' (*Age* 16 September 1872:4). According to the same advertisement, E Guthiel rented a nearby iron storage off Russell Street, also owned by A Hordern, for storing his stock (*Age* 16 September 1872:4).

From its opening, the shop was occupied by chemists for over 100 years. The first occupier, E Guthiel, remained at 171 Bourke Street from 1867 to the mid-1870s; later occupiers included: Henry Gamble (mid-1870s-1883); James Lacey (1884-1910s); Bartholomew Farrer (1920s); and H Sutcliffe (1930s-1979) (S&Mc 1875-1942; *Age* 24 April 1979:42). The subject building in 1901 and 1969 is shown in Figures 2 and 3.



Figure 2. A section of the Citizens' Arch (1901) showing 171 Bourke Street decorated with a temporary festive pediment. The signage above the first-floor windows reads 'Lacey Chemist'. (Source: Jenkins 1901, SLV)



Figure 3. A 1969 photograph showing 171 Bourke Street with vertical signage. (Source: Halla 1969, SLV)

In 1979, with the closure of Sutcliffe's pharmacy, the original pharmacy shop fittings, which dated from 1868, were removed from the premises. An auction sale notice in the *Age* noted that the items for sale included 'rare Victorian cedar shelving and display cases and cabinets, Coat of Arms, rare cash register, stained glass windows, marble scale and weights and autoclave' (*Age* 24 April 1979:42). Only the brass-framed stained-glass windows from c1910 (leadlights above the shopfronts) remain today as a reminder of the former pharmacies that occupied the building (Butler 1984).

In the early 1980s, the building was converted to a bank, housing the Statewide Building Society (which became the Bank of Melbourne in 1989) (*Age* 8 September 1982:28 & *Age* 3 June 189:4). Today, the building contains a restaurant.

### SITE DESCRIPTION

The two-storey brick shop at 171 Bourke Street occupies a small site with a shop and residence that is simple in form and detailing, reflecting a pre-1870s construction date. The relatively small scale of the building is typical of the mid-Victorian period prior to the late Victorian boom style. The remainder of the block in which it is located has varying scales of buildings up to six storeys, with no 171 as the smallest in the row. It has a simple classical facade with a pair of windows set between pilasters. This

feature articulates the front façade. A parapet is decorated with a simple cornice and conceals a hipped roof form. The upper façade is rendered with the windows set within slightly recessed panels. They have simple moulded architraves with double hung timber sash windows that are sympathetic, but non-original. Early images show the windows were originally four-pane. They have now been replaced with double hung sash windows. A photograph of the Citizens Arch dated 1901 (Figure 2) shows the building with a verandah over the street. This has since been removed. The early shop front is altered, however distinctive high, brass framed, leadlight windows with pharmacy motifs (c1910) survive and demonstrate the building's long-term use as a pharmacy.

## INTEGRITY

The upper façade of the building remains intact apart from alterations to the window frames. Significant alterations to the shop front windows have occurred at street level, however brass framed highlight leadlight windows (c1910) remain intact.

## COMPARATIVE ANALYSIS

These small, early two storey shop buildings are becoming increasingly rare in the city. Erected to serve as daily retail points, the small number of surviving shops can be found in both main streets and smaller laneways. Whilst the use of upper storey residences decreased over time, the ground floors of these examples continue to operate as commercial outlets.

The subject building 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 below images and descriptions are provided by CoMMaps unless stated otherwise.

### *Clarke's Shop & Dwellings, 203-205 Queen Street, 1869 (HO1070)*

A two-storey rendered brick retail building with a basement, two ground level shops and an upper level office. Designed in the Italian Renaissance style by George Browne of the firm Browne & Howitz and built for the grazier William John Turner Clarke by Charles Brown in 1869.



Figure 4. Clarke's Shops & Dwellings, 203-205 Queen Street, constructed 1869-70 (Source: Butler 2011).

*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 5. 35-37 Bourke Street built in 1872.

*470-472 Little Lonsdale Street, 1872 (Recommended as significant in the Hoddle Grid Heritage Review)*

470-472 Little Lonsdale Street is a pair of early shops built in 1872 that has simple detailing, typical of the mid-Victorian period. The upper level is mostly intact .



Figure 6. 470-472 Little Lonsdale Street constructed 1872. (Source Context 2017)

*113-117 Little Bourke Street, 1882 (HO690 113-125 Little Bourke Street, Significant in HO507 Little Bourke Street Precinct)*

A two-storey brick shop and residence built in 1882.



Figure 7. 113-117 Little Bourke Street, constructed 1882. (Source: Google Maps).

The subject building compares favourably to the examples above. It has a similarly early build date (1867–1872) to all the examples except 113-117 Little Bourke Street, which was built in 1882. It is one of an increasingly rare group of small mid-Victorian shop buildings remaining in the city, and, as a single shop, rarer than examples of pairs or rows of small shops.

Like all the examples listed above, the subject site retains a simple classical styling at the upper level, with an altered shop front at ground level. 171 Bourke Street is unusual in retaining some part of a decorative early shopfront.

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**ASSESSMENT AGAINST CRITERIA**


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✓ **CRITERION A**  
Importance to the course or pattern of our cultural or natural history (historical significance).

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✓ **CRITERION B**  
Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

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**CRITERION C**  
Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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✓ **CRITERION D**  
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

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**CRITERION E**  
Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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**CRITERION F**  
Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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**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).

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**CRITERION H**  
Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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**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.

Butler, Graeme 1984, 'Central Activities District Conservation Plan', prepared for Melbourne City Council.

Calvert, Samuel 1863, 'Messrs Stanford & Co's Warehouse, corner of Bourke and Russell Streets, Melbourne', State Library of Victoria (SLV): Illustrated newspaper file. Illustrated Melbourne post, accessed online 22 March 2018.

City of Melbourne Interactive Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed March 2018.

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

Halla, K J 1969, 'Intersection of Bourke and Russell Streets, Melbourne', State Library of Victoria (SLV): Halla collection of negatives. Views of East Melbourne, Fitzroy, Melbourne & North Melbourne, accessed online 14 March 2018.

Harrison, W H 1867, 'Illumination at Messrs Stanford & Co', State Library of Victoria (SLV): Illustrated newspaper file. Illustrated Australian news for home readers, accessed online 22 March 2018.

Lovell Chen 2017, 'Melbourne Planning Scheme Amendments C271 and C301 – Guildford and Hardware Laneways Heritage', prepared for the City of Melbourne.

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

Young and Spearritt 2008, 'Department Stores' in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 16 June 2017.

## 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

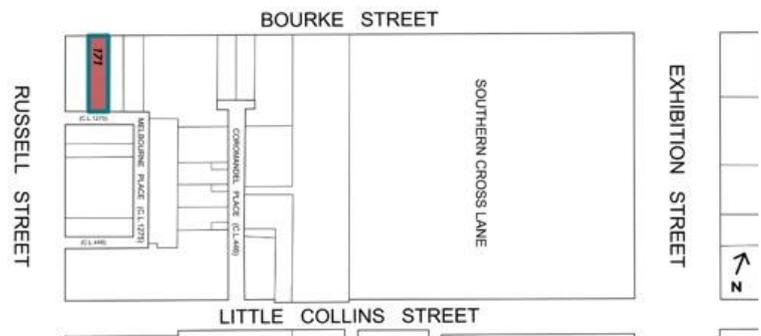
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## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Shop



**PS ref no:** Interim 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; and
- 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**

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