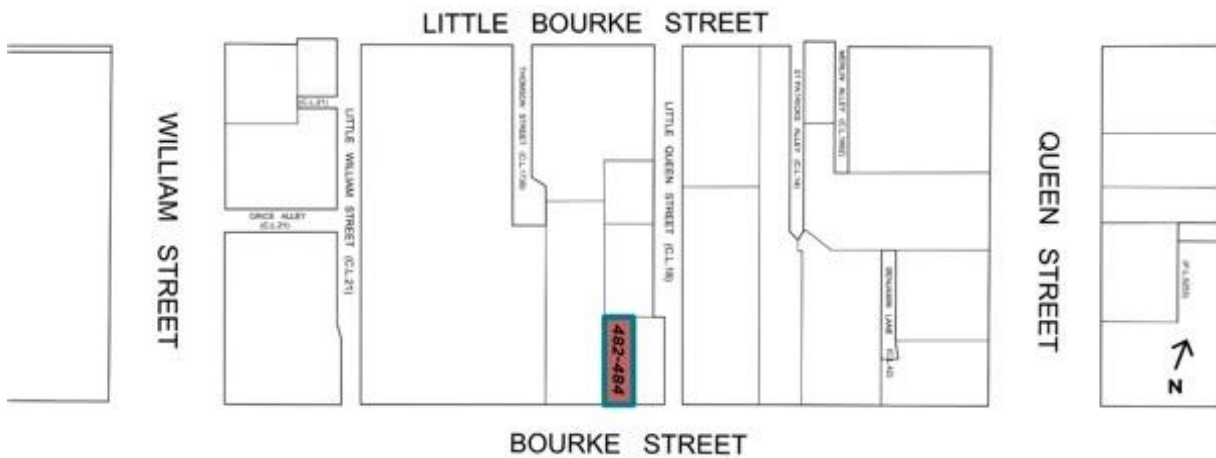


SITE NAME Former Victorian Amateur Turf Club

STREET ADDRESS 482-484 Bourke Street Melbourne

PROPERTY ID 101178



SURVEY DATE: October 2017

SURVEY BY: Context

HERITAGE INVENTORY H7822-1431

EXISTING HERITAGE OVERLAY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE C

DESIGNER / ARCHITECT / ARTIST: Albion H Walkley

BUILDER: Not known

DEVELOPMENT PERIOD: Interwar Period (c1919-c1940)

DATE OF CREATION / MAJOR CONSTRUCTION: 1926

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
13 Enjoying the city	13.1 Public recreation
	OTHER SUB-THEMES
3 Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 27	Inventory no: 431
Character of Occupation: Commercial	
Land sale details not provided.	
1866 Cox	Building on site
1880 Panorama	Two storey building
1888 Mahlstedt	Two storey building; Morris, Little & Son, thence J Gair, Tailor
1905/6 Mahlstedt	Two storey building; Morris, Little & Son, thence J Gair, Tailor
THEMATIC MAPPING AND LAND USE	
1890s	Offices, Service
1920s	Clubs and Unions
1960s	Bank

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

482-484 Bourke Street is a four-storey commercial building originally built for the Victorian Amateur Turf Club (later known as the Melbourne Racing Club). The building façade features classical styling associated with the classical revival styles of the interwar period.

HISTORICAL CONTEXT

Enjoying the City

Public recreation

By the time the British settlement of Melbourne was taking shape, horseracing was already a well-organised sport in New South Wales and Tasmania.

A committee of interested gentlemen prevailed on the Lieutenant-Governor for a grant of land for racing and in March 1840 a permanent racecourse, the Melbourne racecourse, was established at Flemington. The racing interest gradually assumed a formal structure, in 1842 forming the short-lived Port Phillip Turf Club and then the Victoria Turf Club in 1852. In 1856 the Victoria Jockey Club appeared but in 1864 the two amalgamated to form the Victoria Racing Club (VRC).

The wealth produced during the gold rushes made Melbourne the centre of Australian horseracing... the introduction of the Melbourne Cup in 1861 invited inter-colonial interest with the Sydney horse Archer winning the first two Cups...

The local popularity of horseracing saw racecourses established throughout the expanding metropolis. The Williamstown Racing Club, established in 1864, introduced the Williamstown Cup, the last of the four major races of the spring season. (Racing ceased at Williamstown in 1940.) The Victorian Amateur Turf Club, founded in 1876, established the Caulfield racecourse, and in 1879 the Caulfield Cup became the first major race of the spring season.

In the 1920s horseracing in Melbourne was given a major boost by the introduction of radio...After World War II horseracing was consolidated, centralised on the racing clubs based at Caulfield, Flemington and Moonee Valley, and at Sandown where a new course was opened in 1965. The late 1940s saw record crowds...

When the first TAB betting shops opened in 1961 the face of horseracing changed. The televising of races in hotels and TABs transformed the spectator experience. From the 1980s the racing clubs began to reconstruct facilities at the courses and to offer spectators a more attractive environment...(Senyard 2008).

Shaping the urban landscape

Expressing an architectural style

The interwar period adapted classical styles to commercial architecture with sub sets of Georgian, Renaissance and Greek revival fitting within this overall style. The rather muted approach was sympathetic to earlier Victorian-era buildings and used a similar architectural vocabulary to those steeped in classical form and decoration. As a building type, offices tended to take a secondary role to monuments of civic and religious importance and saw such buildings as infill to the street.

This continuity of style and form was integral to the idea of polite, well-mannered buildings that found favour in the Royal Victorian Institute of Architects (RVIA). The RVIA Street Architecture Award, first established in 1929, recognised buildings conforming to the architectural profession's idea that good

manners and refined taste were crucial to the city's development. Francis House at 107 Collins Street epitomises the urbanity of 1920s and was the first winner of this Award.

Commercial buildings in the 1920s were mainly of the Commercial Palazzo style, as exemplified by Harry Norris's Nicholas Building in Swanston Street (1925). The style was an early attempt at creating a style suitable for the tall building. It was divided into a base, shaft and cornice, much like a Renaissance palazzo. The scale, however, was greatly enlarged, with the shaft stretching up to 10 storeys.

The interwar period also brought a change in building to structural steel and reinforced concrete framing, and the use of steel window framing, however buildings continued to adopt traditional architectural elements simply modified to the new construction material. This was particularly true of concrete that could be moulded to resemble traditional masonry render.

SITE HISTORY

482-484 Bourke Street forms part of Crown Allotment 5, Block 19 in the City of Melbourne. Originally addressed as 89 Bourke Street, the first documented occupation of the site dates back to 1856 when a brick building occupied the land (PROV VPRS 8168/P3 unit 46). A two-storey building was recorded on the site in 1880, and two single-storey buildings in 1888 (Fels, Lavelle & Mider 1993, Inventory no 430; Mahlstedt Map, no 19A, 1888; Mahlstedt Map, no 16, 1910).

In 1926 a reinforced concrete office building was erected on the site for the Victorian Amateur Turf Club Pty Ltd (VATC), later known as the Melbourne Racing Club (Figure 1, Figure 2). The VATC was established in 1876 when several thoroughbred enthusiasts gathered to discuss ways of providing opportunities for a growing number of amateur riders eager to compete (Melbourne Racing Club 2018). An unknown builder carried out the construction of the office building at 482-484 Bourke Street to the design of architect Albion H Walkley (PROV VPRS 11201/P1 unit 99, item 7871). The following year a concrete room was built on the roof of the building (Figure 2), and in 1936 further alterations included various internal reconfigurations and refurbishments (PROV VPRS 11201/P1 unit 125, item 10090; PROV VPRS 11201/P1 unit 208, item 17407). These works were designed by Walkley and carried out by the Reinforced Concrete and Monier Pipe Constructions, an engineering company established by Sir John Monash in 1905.

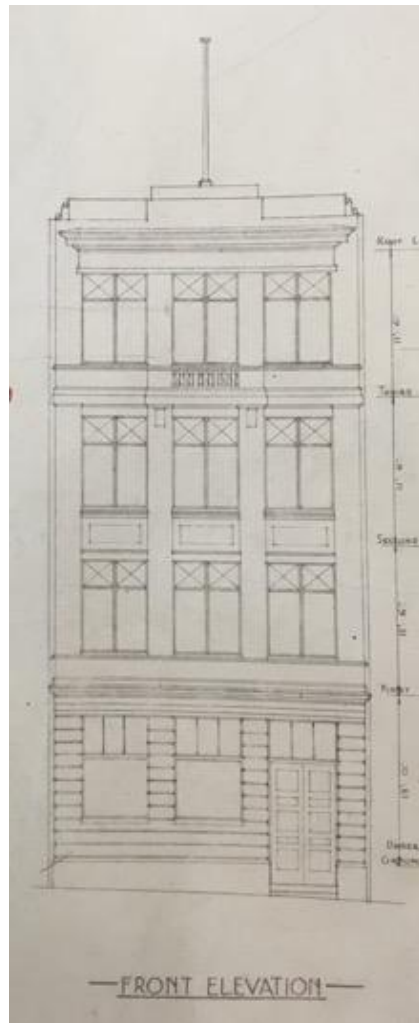


Figure 1. Original building plan showing front elevation of the subject property, with a frontage to Bourke Street. (Source: PROV VPRS 11201/P1 unit 99, item 7871)

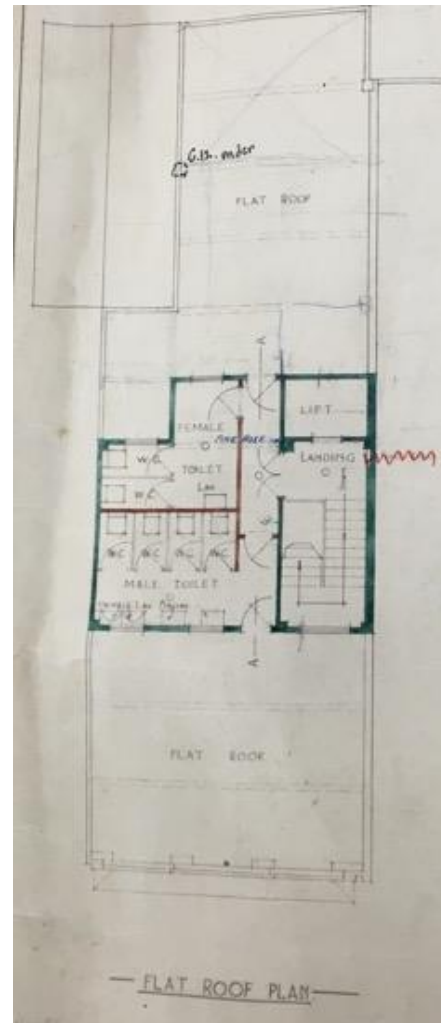


Figure 2. Original building plan with the 1927 addition of a concrete room on the roof drawn over top. (Source: PROV VPRS 11201/P1 unit 99, item 7871)

The VATC occupied 482-484 Bourke Street for over 30 years before the property was transferred to the National Bank of Australasia in 1958 (CT: V5212 F226; RB1955 & 1960). Alterations to the building worth £15,000 were carried out at this time, and presumably included recladding the shop front in tiles and adding signage to the façade (Figure 5) (MBAI). The National Bank of Australasia remained at the property until 1980, when 482-484 Bourke Street was transferred to TWM Imports (CT: V5212 F226).

Today the ground floor of 482-484 Bourke Street is occupied by a café, and the upper levels are occupied by a marketing consultancy and Sayer Jones Family Lawyers.

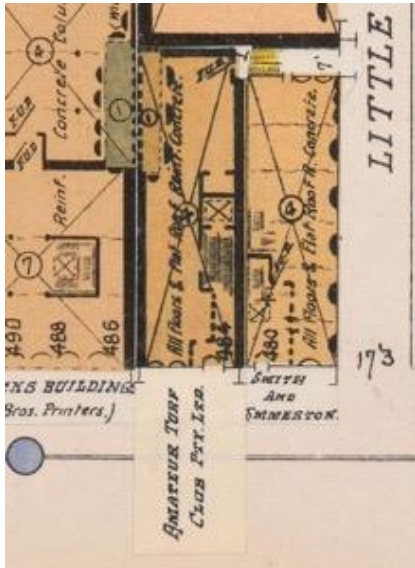


Figure 3. Detail from an updated 1925 Mahlsted plan shows 482-484 Bourke Street as a four-storey concrete building occupied by the VATC. (Source: Mahlsted Map Section 1, no 16, 1925)

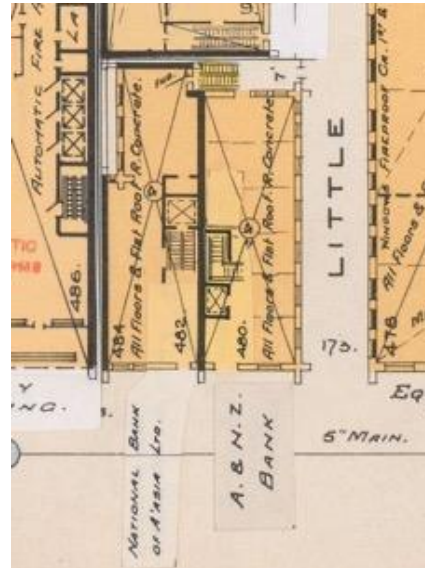


Figure 4. Detail from a 1948 Mahlsted plan shows little external alterations carried out since initial construction in 1926. (Source: Mahlsted Map Section 1, no 16, 1948)



Figure 5. An image from the early 1970s shows ground floor alterations to 482-484 Bourke Street when it was occupied by the National Bank. (Source: Halla c1972, SLV)

Albion H Walkley, architect

The *Glenferrie Hill Recreation Club: A Memoir 1907-2001* contains the following information about architect Albion H Walkley:

Albion H Walkley (1882-1968) was an architect in partnership with the eminent architect William Pitt (famous for his design of the Princess Theatre, and the Rialto and Olderfleet buildings in Collins Street). He joined the firm as an assistant in 1900. Walkley, who helped

design many city buildings, was educated at Hawthorn College, a Fellow of the Royal Institute of Architects for 50 years, and a fellow of the corresponding Australian Institute.
(Wilson & Swan 2008)

Reinforced Concrete & Monier Pipe Constructions, engineers

Following his retrenchment by the Melbourne Harbor Trust stemming from the 1890s depression, Sir John Monash established his own private practice with friend and fellow engineer J T Noble Anderson. Anderson had obtained patent rights from contracting engineers Carter Gummow and Co for the Monier system of reinforced concrete (Serle 1986 and in 1905 Monash and Anderson established the Reinforced Concrete & Monier Pipe Constructions Co Ltd They monopolised concrete construction in Victoria for several years to follow (Lewis 1988:11).

SITE DESCRIPTION

482-484 Bourke Street is a four-storey office/commercial building on a narrow site. Adjacent to 480 Bourke Street, the two buildings complement each other in footprint, height and design.

482-484 Bourke Street is constructed of reinforced concrete and designed in an interwar classical revival style. An early drawing (Figure 1) shows the façade originally arranged as a base, shaft and cornice in the style of a Renaissance palazzo. The rusticated base was later clad in granite tiles (probably 1958), but the upper section remains intact. A deep Palazzo style cornice runs across the parapet at the top of the building, and the remainder of the façade (or shaft section) is arranged symmetrically. Vertical piers divide the façade into three bays, inset with regular, steel framed windows, consistent across all levels. The paired windows have crossed mullions to the upper sections. A row of rectangular name plates is located between levels two and three, and a balconette is located across the central bay between levels three and four. At street level, three regular openings reflect the early openings size, but window and door framing has been replaced. The granite cladding tiles around the window openings remain.

INTEGRITY

The building remains largely intact, with the form and detailing remaining from the interwar period. A concrete room was added to the rooftop in 1927. Alterations have occurred at ground level, with granite cladding likely to have been installed in 1958. The ground floor openings have also been altered.

COMPARATIVE ANALYSIS

482-484 Bourke Street is one of several commercial buildings to combine the interwar classical revival style with concrete framing. This class of place is demonstrated by a number of central city buildings including Druids House (1927), 407-409 Swanston Street and Francis House, 107 Collins Street (1928). Many 1920s buildings adopted an architectural style with strengthened vertical lines in order to emphasise their height.

482-484 Bourke Street compares well with the following examples, drawn chiefly from the Central City Heritage Review 2011 and Guilford and Hardware Laneways Heritage Study 2017, being of a similar

use, scale and creation date. The below images and descriptions are provided by CoM Maps unless stated otherwise.

Selected examples of mid-level commercial buildings designed in interwar classical revival styles include:

Druids House, 407-409 Swanston St, 1927 (HO1083)

A seven-storey reinforced concrete office building with a basement and ground level retail. Designed by Gibbs, Finlay, Morsby & Coates in the Greek revival style and built by EA Watts for The Druids Friendly Society in 1927.



Figure 6. Druids House, 407-409 Swanston Street constructed 1927.

Francis House, 107 Collins Street, 1927 (HO573, Significant in HO504 Collins East Precinct)

Francis House is a six-storey reinforced concrete office building designed by William Arthur Mordey Blackett and William Blackett Forster. Francis House has a rather austere and stylised use of ornament and form of the Georgian revival decorative with a concrete frame.



Figure 7. Francis House, 107 Collins Street constructed 1927.

Former Pellegrini & Co premises, 388-390 Bourke Street, 1930 (HO1206)

An eight-storey office building of reinforced concrete construction designed by AA Fritsch. It expresses its classicism in the arrangement of base, shaft and capital as well as the use of balconies and pilasters. The concrete frame has allowed larger window sizes than is possible in a masonry building.



Figure 8. 388-390 Bourke Street constructed 1930.

414-416 Bourke Street, 1928 (HO1207)

An eight-storey brick building is distinguished by its understated reference to the classical revival style with an intact ground floor and seven levels with a cornice and pediment. The façade is composed with several balconies.



Figure 9. 414-416 Bourke Street constructed 1928.

480 Bourke Street, 1925 (Interim HO1242 – recommended as significant in the Hoddle Grid Heritage Review)

A four-storey commercial building designed in a classical revival style from the interwar period with a concrete-frame. Its Georgian revival façade belongs to a subset of the broader classical revival style which was used for well-mannered buildings to complement an existing streetscape.



Figure 10. 480 Bourke Street constructed 1925. (Source: Context 2018)

482-484 Bourke Street compares favourably with other mid-level commercial buildings constructed during the interwar period. While alterations to cladding and windows and doors has occurred at ground level, the upper level retains the classically derived façade arrangement consistent with other buildings either assessed as being of individual significance or included in a heritage precinct.

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).

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

- Building permit 32790 for 482-484 Bourke Street, Melbourne, dated 14 October 1958 (MBAI).
- City of Melbourne Municipal Rate Books (RB), as cited.
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- Halla, K J 1972, 'Bourke Street north, Melbourne', State Library of Victoria (SLV) photographic collection, accessed online 10 April 2018.
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- Smith, A 2001, 'Reinforced Concrete and Monier Pipe Construction Co Pty Ltd (1905-)', *Encyclopedia of Australian Science*.

Wilson, P F & Swan, J M 2008, *Glenferrie Hill Recreation Club: A Memoir 1907-2001*, J M Swan, Camberwell.

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

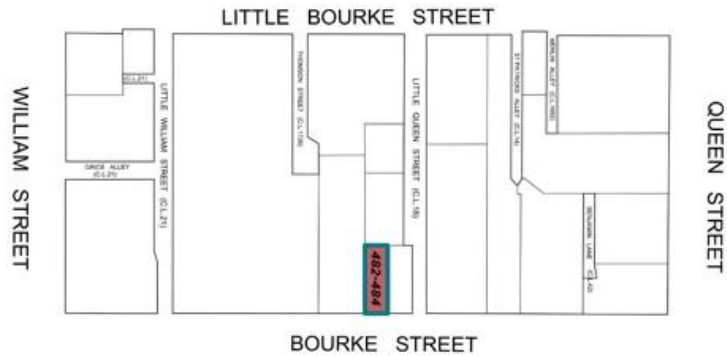
**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Victorian Amateur Turf Club



PS ref no: Interim HO1241



What is significant?

The four-storey commercial building at 482-484 Bourke Street, constructed as the office of the Victorian Amateur Turf Club in 1926.

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 relatively high level of integrity to its original design;
- The parapet, cornice, vertical piers, balconette and rectangular nameplates; and
- The pattern and size of fenestration, steel framed windows and crossed mullions.

Later alterations at ground level and above ground floor openings alterations are not significant.

How it is significant?

482-484 Bourke Street is of local historic and representative significance to the City of Melbourne.

Why it is significant?

482-484 Bourke Street is of historic significance for its association with the history of horseracing in Victoria and for its use for over 30 years as the clubrooms of the Victorian Amateur Turf Club Pty Ltd. The Victorian Amateur Turf Club, as the forerunner of the Melbourne Racing Club, oversees all major horse racing venues in Melbourne and was formed by thoroughbred enthusiasts keen to provide an organisation to support and transition amateur riders into competition. (Criterion A)

482-484 Bourke Street demonstrates the characteristics of the interwar classical revival style in a commercial building. It combines a decorative classical façade with modern building materials including concrete structural framing and steel framed windows. The classical revival style follows the tradition of architectural patterns from previous eras, and this tradition is expressed through the horizontal composition of the façade arranged as a base, shaft and cornice and its further articulation by piers, between which are located vertically proportioned windows. While some alterations have taken place to the façade at ground level, 482-484 Bourke Street remains highly legible in its upper levels. (Criterion D)

Primary source

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

