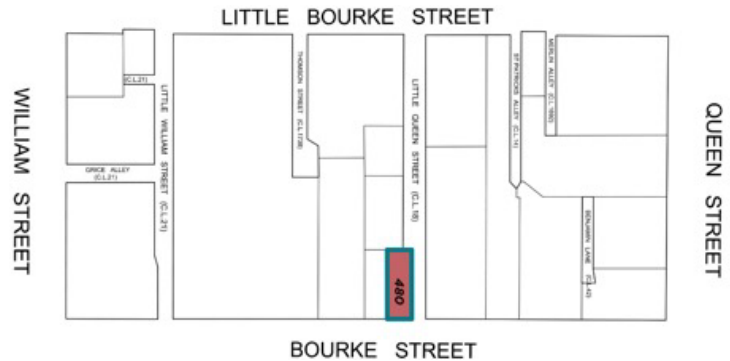


STATEMENT OF SIGNIFICANCE: Commercial building (480 Bourke Street, Melbourne), April 2022

Heritage Place: Commercial building



PS ref no: Interim HO1242



What is significant?

480 Bourke Street, a four-storey building, constructed in 1925.

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

- The building's external form, materials and detailing
- The building's high level of integrity to its original design
- The decorated parapet, cornice, dentil row and entablature
- Its symmetrical arrangement, pattern and sizing of fenestration at above ground levels
- The steel window frames, sill brackets and moulded architraves
- The original doorway with Doric cornice supported by scrolled corbels on either side on the Bourke Street façade.

Later alterations made to the street level facades of Bourke and Little Queen Streets, and later alterations above ground level on the Little Queen Street facade, are not significant.

How it is significant?

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

Why it is significant?

480 Bourke Street is historically significant for its association with the area known as Law Courts Place between Bourke, Little Bourke, William and Queen Streets. This area was occupied by lawyers offices prior to the construction of the existing Law Courts, when the focus of legal activities moved to the William and Lonsdale Street corner. Erected in 1925, it is historically significant as premises purpose-built to accommodate barristers' and solicitors' rooms, and used by those professions through until the 1970s. 480 Bourke Street is associated with long-running Melbourne law firm, Smith and Emmerton, who operated under that name from 1845 to 1998 with Victorian Premier Rupert Hamer (1972 to 1981) as an active partner in the firm from 1968-1972. (Criterion A)

480 Bourke Street is a representative example of a small commercial building from the interwar period when the classical revival style was reinvented in concrete-framed buildings. Its Georgian revival façade is a subset of the broader classical revival style which was preferred for well-mannered buildings that fitted into existing streetscapes and provided a suitable demeanour for professional rooms and chambers. 480 Bourke Street is a modest and relatively intact work by A & K Henderson who expressed their version of the classical revival through a formal composition of the façade and the restrained use of classical elements. (Criterion D)

Primary source

Hoddle Grid Heritage Review (Context & GJM Heritage, 2020) (updated March 2022)