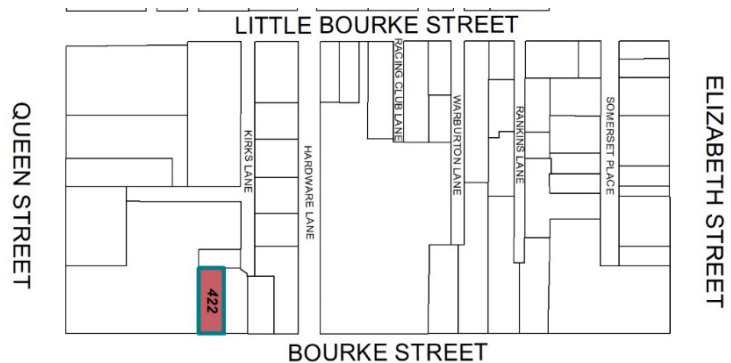


**STATEMENT OF SIGNIFICANCE: Offices (422-424 Bourke Street, Melbourne), April 2022****Heritage Place:** Offices**PS ref no:** HO1308**What is significant?**

422-424 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
- 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?**

422-424 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)

422-424 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**

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