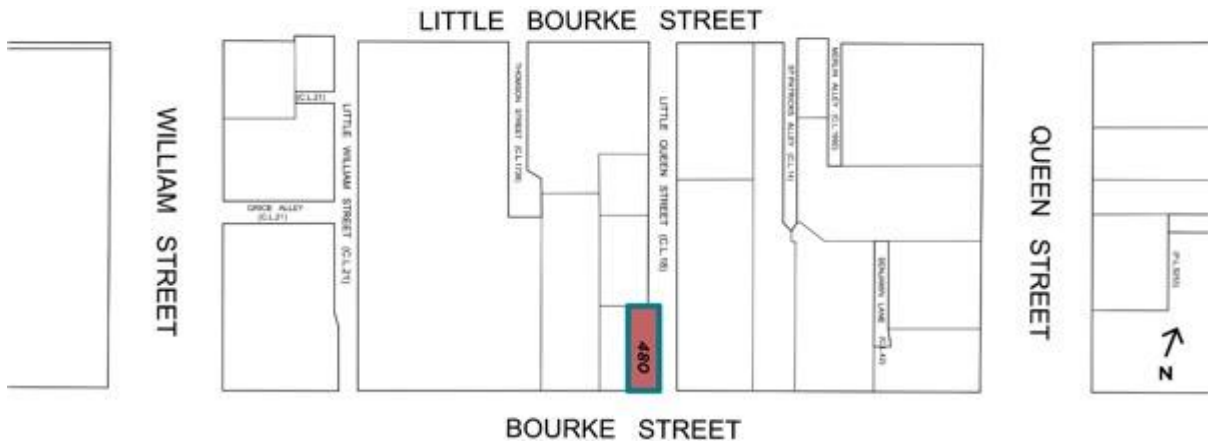


SITE NAME Commercial building

STREET ADDRESS 480 Bourke Street Melbourne

PROPERTY ID 101179



SURVEY DATE: October 2017

SURVEY BY: Context

HERITAGE INVENTORY H7822-1430

EXISTING HERITAGE INVENTORY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE C

DESIGNER / ARCHITECT / ARTIST: A & K Henderson, Alsop & Martin

BUILDER: B F Vorweg

DEVELOPMENT PERIOD: Interwar Period (c1919-c1940)
Interwar Period (c1919-c1940)

DATE OF CREATION / MAJOR CONSTRUCTION: 1925

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 |
| 3 Shaping the urban landscape | 3.2 Expressing an architectural style |
| | OTHER SUB-THEMES |
| 4 Governing, administering and policing the city | 4.6 Administering justice |

LAND USE

| HISTORIC LAND USE | |
|--|--|
| Archaeological block no: 27 | Inventory no: 430 |
| Character of Occupation: Commercial | |
| Land sale details not provided | |
| 1866 Cox | Building on site |
| 1880 Panorama | Two storey building |
| 1888 Mahlstedt | Two one-storey buildings, Registry Office then Labour Agent. |
| 1905/6 Mahlstedt | Two one-storey buildings, Registry Office then Labour Agent. |
| THEMATIC MAPPING AND LAND USE | |
| 1890s | Office |
| 1920s | Office |
| 1960s | Office |

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

480 Bourke Street is a four-storey interwar office building designed by A & K Henderson, Alsop & Martin in 1925.

HISTORICAL CONTEXT

Governing, administering and policing the city

Maintaining law and order

From 1843 the Supreme Court of Victoria was located on the northwest corner of Russell and La Trobe streets, next to the (Old) Melbourne Gaol and opposite the Police Barracks. From 1857 the County Court occupied premises fronting Swanston Street, in the same block. But Melbourne's commercial and mercantile interests, including banking, insurance, stockbroking and pastoral enterprises, established themselves near the wharves and railway stations, at the western end of town, and the lawyers followed them there (Balmford 2008a). For many years, the area of Little Bourke Street between William and Queen streets was known as Law Courts Place, and the corresponding portion of Little Collins Street as Chancery Lane.

In 1884, a new Law Courts building was erected at the southeast corner of William and Lonsdale streets, moving the focus of the legal fraternity — the lawyers' offices and barristers' chambers — from the eastern end of town to the western end around William and Bourke streets (Context 2012:34). Even before 1884, most firms of city solicitors had their offices in the precinct, nearby the Titles Office, State Revenue Offices, the Crown Law Offices, and existing government tribunals (Balmford 2008a).

Melbourne's legal precinct, including members of the legal profession, courts and government offices associated with the legal system, continues to be primarily located in the area bounded by Collins, William, Lonsdale and Queen Streets (Balmford 2008a).

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 (Goad, 2009:110,123).

The interwar period also brought a change in building to structural steel and reinforced concrete 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

The subject site at 480 Bourke Street forms part of Allotment 5, Block 19, in the City of Melbourne. Originally addressed as 87 Bourke Street, the first documented occupation of the site dates to 1857 when a brick building occupied the land (PROV VPRS 8168/P3 unit 46). A two-storey building is

recorded on the site in 1880, and from 1888 J D Ryland's Registry Office occupied one of two single-storey buildings on the site, followed by labour agent Horsley's offices by 1910 (Fels, Lavelle & Mider 1993, Inventory no 430; Mahlstedt Map, no 19A, 1888; Mahlstedt Map, no 16, 1910).

In 1924, law firm Smith and Emmerton, established in 1845, purchased the land and building at 480 Bourke Street. By 1925 the existing structure and foundations had been demolished, and a four-storey office building was built in its place by B F Vorweg to the design of architects A & K Henderson, Alsop & Martin (Figure 1, Figure 2) (CT V5023 F550; MBAI).

On his death in 1927, Harry Sam Emmerton was described in an obituary as 'the oldest practising solicitor in Melbourne, and a distinguished member of his profession':

Mr Emmerton was born on his father's estate Wavendon, Buckinghamshire (Eng), in 1845, and came to Australia with his parents when he was aged four years. Following the traditions of his family which, it is stated, had given 'auditors and notaries' to the Court of Henry VIII. and Elizabeth, as to later generations, he read law, and was admitted as a solicitor in Victoria in 1872. For 55 years he practised as a member of the firm of J. M. Smith and Emmerton, which he joined as a junior clerk. Mr Smith died in 1898, and Mr Emmerton directed the firm alone until...joined...by Mr H R Hamer in 1901.

Mr Emmerton was a member of the boards of The Trustees, Executor and Agency Company Limited and the Alliance Assurance Company. For several years he was a member of the Supreme Court board of examiners and of the council of the Law Institute. He was deeply interested in charities, and he was honorary legal adviser to the Children's Hospital for more than 30 years, and legal adviser to the Talbot Colony for Epileptics. He assisted in preparing the Hospitals and Charities Act. Mr Emmerton was one of the oldest members of the Melbourne Club... (Argus 20 July 1927:21).

Sands and McDougall street directories from 1926-1938 list the building as 'Selbourne Chambers-Extn', with Smith and Emmerton leasing the second and third floors to a number of barristers during this time (S&Mc 1926). The original Selbourne Chambers had been built in William Street in 1881.

On Emmerton's death in 1927 the property was devolved to his wife Alice, daughter, Mabel, and fellow proprietor, H R Hamer (CT V4293 F507). Hamer's son, Rupert Hamer, Premier of Victoria from 1972 to 1981, was an active partner in the law firm following his return from World War Two until 1968 (Parliament of Victoria). The property changed hands within the partnership several times until the newly formed Australia and New Zealand Bank (ANZ) purchased the site for £45,000 in 1951 (see Figure 3, Figure 4) (Argus 25 January 1951:12; CT V5023 F550). Smith & Emmerton continued operating from the first floor until c1965, on a long lease agreement with ANZ (Figure 4).

In 1967, 480 Bourke Street was sold with vacant possession of the ground and first floors (Age 11 April 1967:13). From 1970 a number of solicitors occupied the building, as well as a chemist, accounting firm and management consultants (S&Mc 1970 & 1974). The Smith and Emmerton law firm operated under that name until 1998, when the firm became known as Gadens Lawyers (Law Institute Journal 1999:20).

Today, 480 Bourke Street is occupied by a bakery at ground level, and the offices in the floors above house various corporate services companies.

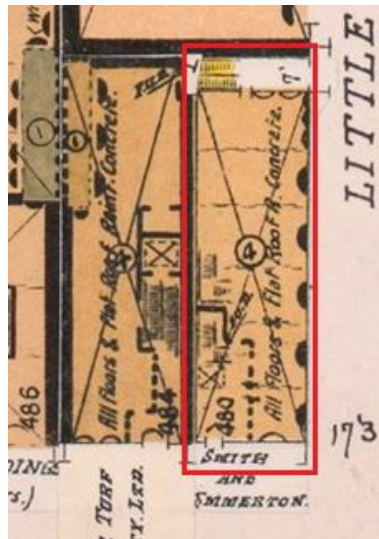


Figure 1. Detail from a 1925 Mahlsted plan show a four-storey office building occupied by Smith and Emmerton. (Source: Mahlsted Map Section 1, no 16, 1925)



Figure 2. A 1931 image of the nearby Equity Trustees Chambers at 472-478 Bourke Street showing number 480 to the left. (Source: Kauffman1931, SLV)

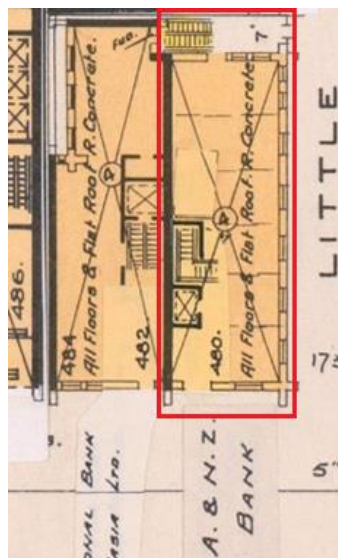


Figure 3. A detail from a 1948 Mahlsted plan shows only one alteration to the building at this time; the removal of an interior stairwell. (Source: Mahlsted Map Section 1, no 16, 1948)



Figure 4. The Bank of Australasia (now ANZ) purchased 480 Bourke Street in 1951. (Source: Argus 25 January 1951:12)

A & K Henderson, Alsop & Martin, architects

The *Australian Encyclopedia of Architecture* contains the following information about architects A & K Henderson, Alsop & Martin:

The firm of A & K Henderson was formed in Melbourne, Victoria in 1906, as the partnership of father and son Anketell Matthew Henderson (1853-1922) and Kingsley Anketell Henderson (1883-1942). At its peak, in the interwar years, it rivalled such firms as Hennessey & Hennessey and Stephenson & Meldrum for its size and reach across Australia.

Kingsley Henderson was articled to his father from 1901, also undertaking study at the University of Melbourne and the Working Men's College. He was appointed a partner in

1906, the firm then known as Anketell & K Henderson. With his father lessening his involvement in the practice, the partnership was extended in 1920-1924, to include Rodney Alsop and Marcus Martin: it was as A & K Henderson, Alsop & Martin that they secured Temperance & General Life Assurance as a client, for which they would build multiple branches, with its distinctive white tower but rendered in different architectural styles, across multiple Australian towns and cities (Willis 2012:322).

The entry for A & K Henderson, Alsop & Martin in *Australian Dictionary of Biography* states that:

The firm won several competitions during the 1920s and in 1931 was awarded the RVI Victorian Street Architecture medal for Lyric House, Collins Street, and in 1935 for Shell Corner, William Street. The work of the practice was carried out in all States of Australia and in New Zealand and its clients included notables such as Essington Lewis, (Sir) Robert Menzies and (Dame) Enid Lyons, banks and insurance companies, hospitals and universities (Balderstone 1983).

SITE DESCRIPTION

480 Bourke Street is a four-storey commercial building from the interwar period. It is located on the corner of Bourke Street and Little Queen Street with frontages to both streets. The building displays characteristics of the Georgian Revival style, featuring motifs and elements associated with classical architecture. The style was used for commercial buildings of a modest scale and was often associated with professional offices or chambers.

480 Bourke Street is constructed of concrete with a rendered finish. It has a flat reinforced concrete roof concealed behind a decorated parapet with deep cornice and dentil row. The symmetrical façade is composed of groups of three identical window openings on each of the upper levels. Each window opening is surrounded by a moulded architrave. Steel framed windows are composed of three sections, each with three panes. The lower sections are operable. The mid-level windows have a deep cornice along the top of the window and simple brackets below the sill. The upper façade is separated from the ground level façade by a simple entablature running below the window line of the second floor.

Alterations have occurred at ground level. Early photographs show a single-entry door to the western side of the façade, with two windows adjacent to it. The windows have now been replaced with a modern glazed shop front and entry door (installed 1957-67). The original doorway retains a simplified Doric cornice supported by scrolled corbels on either side. An original frieze was removed sometime after 1972. The area around the door is clad in cream tiles, installed c1967.

Decorative detailing to the Bourke Street façade is continued on the Little Queen Street elevation. At the Bourke Street end, window details match those on the front façade. Further down Little Queen Street, windows are larger with fifteen panes. At ground level these windows have been infilled.

At the rear, an original, external timber staircase is concealed at ground level by a corrugated iron partition and doorway and extends the full height of the building. Each floor has two windows, one square hopper window and one nine-pane awning transom window.

INTEGRITY

The building retains a high level of integrity at the upper levels. Alterations have occurred at ground level and include insertion of a glazed shopfront, and installation of cream tiles around the original doorway.

COMPARATIVE ANALYSIS

480 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 Victor Horsley Chambers (1922-26) Francis House (1928) and ANZAC House (1938).

480 Bourke Street may be compared to the following examples, drawn chiefly from the Central City Heritage Review 2011 and Guilford and Hardware Laneways Heritage Study 2017, and 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:

Victor Horsley Chambers, 10-12 Collins Street, 1922-1926 (VHR H0563; HO474)

10-12 Collins Street is characterised by a Renaissance revival style with the appearance of rusticated masonry to the ground floor, a hierarchy of importance of each level using elements including a balcony, pedimented mouldings and graduated window sizes from ground to upper levels. The building is architecturally significant for its polite Renaissance classicism and the conscious attempt to blend in with neighbouring structures.



Figure 5. 10-12 Collins Street built in 1916-1925.

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, blending the Georgian revival decorative front elevation with a concrete frame.



Figure 6. Francis House, 107 Collins Street built in 1927.

482-484 Bourke Street, 1926 (Interim HO1241 – recommended as significant in the Hoddle Grid Heritage Review)

A four-storey commercial building designed in a classical revival style from the interwar period. 482-484 Bourke Street is constructed of reinforced concrete with a rusticated base complemented by a deep cornice and restrained use of mouldings.



Figure 7. 482-484 Bourke Street built in 1926. (Source: Context 2018)

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

An eight-storey office building of reinforced concrete construction designed by AA Fritsch. A taller building than others of this period, 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 built in 1930

ANZAC House, 4-6 Collins Street, 1938 (VHR H0415; HO564)

ANZAC House by Oakley and Parkes is a later but finely detailed example of the Georgian revival that evokes an older style of buildings for which the east end of Collins Street was once well-known. Unlike the other examples it has a stone cladding over a reinforced concrete frame.



Figure 9. 4-6 Collins Street built in 1938. (Source: VHD)

152-156 Swanston Street, 1938 (Interim HO1295 – recommended as significant in the Hoddle Grid Heritage Review)

In the context of the commercial work of A & K Henderson, 152-156 Swanston Street is a modest example and comparable to 480 Bourke Street. It adopts the relatively conservative classical styling.



Figure 10. 152-156 Swanston Street originally built in 1888 and remodelled n 1936.

480 Bourke Street is an earlier example by A & K Henderson than the remodelling of 152-156 Swanston Street. State-listed ANZAC House is considered a seminal example and is intact in its street elevation. State-listed 10-12 Collins Street provides a rather more scholarly approach to the classical revival and is rightly recognised for its architectural sophistication. 107 Collins Street and 388-390 Bourke Street provide the most useful comparison as their local threshold have been established and they express a similar Georgian revival street elevation. Overall 480 Bourke Street is a representative example of the classical revival style as applied to commercial buildings and a modest example of the work of A & K Henderson who were noted exponents of the classical revival as applied to commercial architecture.

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

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PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** D

**Central City Heritage
Study 1993** C

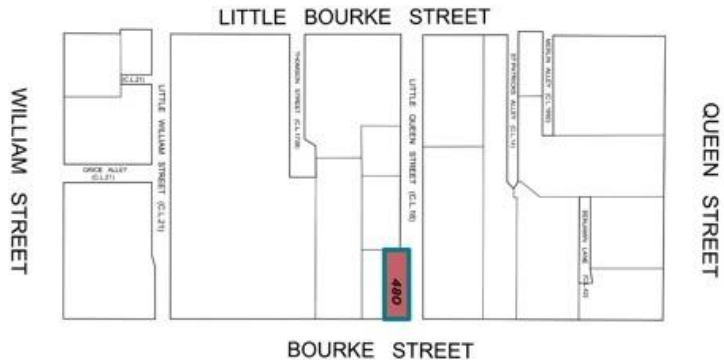
**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: 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; and
- 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)

