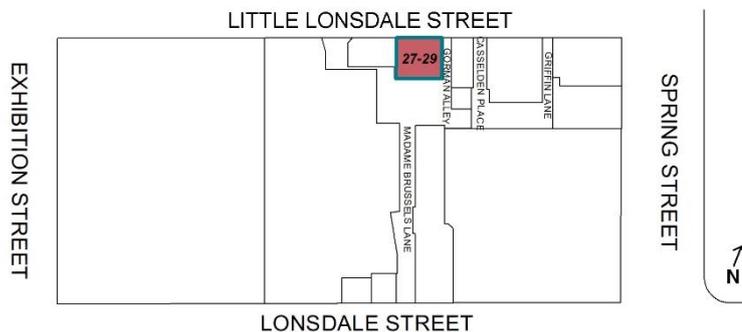


## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Warehouse

**PS ref no:** HO1357



### What is significant?

27-29 Little Lonsdale Street, Melbourne, a two-storey face brick warehouse built in 1924.

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

- The original building form and scale;
- The original face brick walls and pattern of fenestration including parapets, painted render lintels and pattern of window openings; and
- The original steel frame windows.

Later alterations made to the building, including new windows on the Little Lonsdale façade and a rear extension, are not significant.

### How it is significant?

27-29 Little Lonsdale Street, Melbourne is of local historic and representative significance to the City of Melbourne.

### Why it is significant?

The building at 27-29 Little Lonsdale Street, Melbourne, constructed in 1924 for engineers, blacksmiths and boilermakers, A Lugton & Sons, is historically significant for its association with the long-term industry and warehouse concentration in this part of the city which demonstrates the historical grouping and evolution of similar uses that have been assessed as significant elements of the city's development. The factory/warehouse building at 27-29 Little Lonsdale Street demonstrates the rise of industry in the city in the 1920s, which, like elsewhere in Australia, led the recovery from the economic depression of the late 1920s-early 1930s. From the end of the World War Two to the beginning of the 1970s, Melbourne underwent the most sustained growth in its history, mostly based on the manufacturing industry. The factory building at 27-29 Little Lonsdale Street demonstrates this growth, established in the 1920s for the manufacturing industry, and continuing to be used for manufacturing by Gloria Knitting Mills from the c1940s until the early 1970s. (Criterion A)

27-29 Little Lonsdale Street is significant as a highly intact example of an early interwar warehouse/factory building constructed in 1924 as a component of the industrial expansion in central

Melbourne during this period. The building is a fine example of the many low scale warehouse/factory buildings of a simple utilitarian character, that utilised loadbearing face brick external wall with either a steel post and beam or reinforced concrete internal structure. These buildings were located in minor streets and laneways with rear lane access to facilitate the movement of goods and materials in and out of the building. Like other such buildings that survive from the period, which are generally low scale using simple construction of loadbearing face brick walls with either a steel post and beam or reinforced concrete internal structure, the building demonstrates a refined yet highly functional aesthetic with a symmetrical facade. 27-29 Little Lonsdale Street is distinguished by an unusual, Dutch Gable inspired yet simple double parapet, and regular pattern of large efficient steel framed windows with painted render lintels. The lack of superfluous decoration reinforces this simple and disciplined industrial aesthetic. (Criterion D)

**Primary source**

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