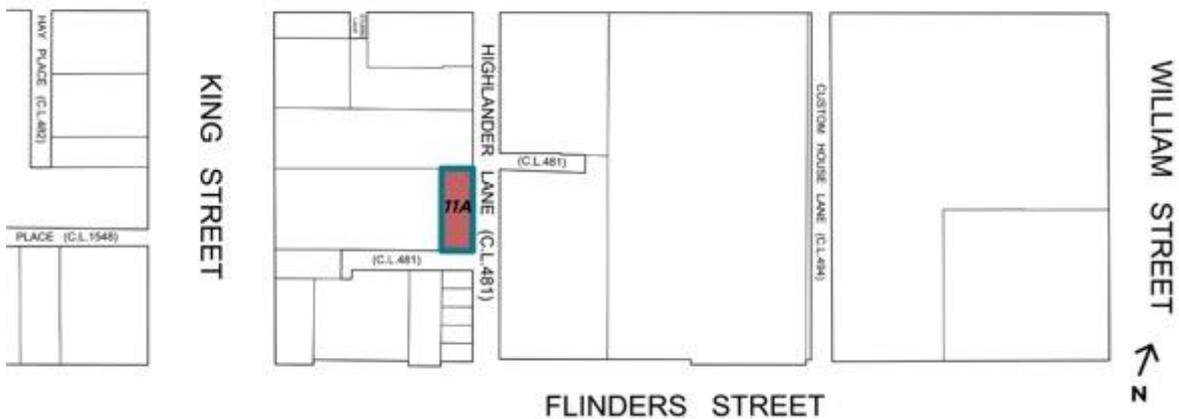


| | |
|-----------------------|-------------------------------|
| SITE NAME | Warehouse |
| STREET ADDRESS | 11A Highlander Lane Melbourne |
| PROPERTY ID | 104824 |



FLINDERS LANE



SURVEY DATE: May 2017

SURVEY BY: Context Pty Ltd

| | | | |
|---------------------------------------|------------------------------------------|-----------------------------------------------|-----------|
| HERITAGE INVENTORY | H7822-1852 (as 11-17 Highlander Lane) | EXISTING HERITAGE OVERLAY | No |
| PROPOSED GRADE | Significant | PLACE TYPE | Building |
| FORMER GRADE | C | | |
| DESIGNER / ARCHITECT / ARTIST: | Not known | BUILDER: | Not known |
| DEVELOPMENT PERIOD: | Victorian Period (1851-1901) | DATE OF CREATION / MAJOR CONSTRUCTION: | c1910s |

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 |
| 5 Building a commercial city | 5.5 Building a manufacturing capacity |

LAND USE

| HISTORIC LAND USE | |
|-------------------------------------------------------------------------------------|--------------------------|
| Archaeological block no: 58 | Inventory no: 852 |
| Character of Occupation: Commercial | |
| Third land sale 1836, Block 2 Allotment 1, J P Fawkner, Subdivisions, lanes by 1840 | |
| 1839 Williamson | |
| 1837 & 1843 Hoddle | |
| 1852 Proeschel | |
| 1855 Kearney | |
| 1866 Cox | |
| 1877 Dove | Shed. McClalland. |
| 1880 Panorama | |
| 1888 Mahlstedt | Box factory. |
| 1905/6 Mahlstedt | Yard. |
| THEMATIC MAPPING AND LAND USE | |
| 1890s | Yards |
| 1920s | Warehouse and Storeyard |
| 1960s | Warehouses |

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individually significant place.

Extent of overlay: Refer to map

SUMMARY

This early twentieth century brick warehouse, built between 1903 and 1910, was built for local merchants, the Zander family. It forms part of a distinctive warehouse streetscape in Highlander Lane.

HISTORICAL CONTEXT

Building a commercial city

Building a manufacturing industry

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in north and west Melbourne. Factories tended to be small and specialised. Large factories, built in the later nineteenth century and early twentieth century tended to be built outside the City of Melbourne, where land was more easily obtainable (Context 2012:44).

The growth of manufacturing was accompanied by the construction of warehouses and stores. From the 1850s, the Yarra River and the docks west of Swanston Street were in essence the 'lifeline' of the city. Port facilities and large warehouses were built in this area to serve shipping interests (Context 2012:39-40). Some of these warehouse facilities were later used by manufacturers.

SITE HISTORY

The land on which 11A Highlander Lane is situated was sold to J P Fawkner at the third Crown land sale in 1836. Subdivisions and lanes had been established by 1840. In 1877, a shed stood on the land (Fels, Lavelle & Mider 1993).

The site was originally purchased as part of Crown Allotment 2 of section 2, City of Melbourne, with a 67 feet frontage to Highlander Lane and a depth of 25 feet. The site was located opposite Queens Wharf, Melbourne's first wharf, and close to Spencer Street Railway Station when the station opened in 1859. The city block bounded by Flinders Street, King Street, Flinders Lane and Custom House Lane comprised multiple produce stores and large-scale bonded stores, including Zander's Bonded Stores and Coles Bonded Stores (Mahlstedt 1888). Highlander Lane serviced the rear of a number of warehouses and stores.

The *Standard Plans of the City of Melbourne* published in 1888 show that a box factory, with an iron-façade and wooden rear wall, operated on the subject site in that year (Mahlstedt Map no 2, 1888). The factory appears to have been replaced with two smaller-sized structures by 1895 (MMBW Detail Plan no 739, 1895).

In 1896, the subject site was owned by Cecilia Zander, who ran Zander's Bonded Stores company. J C Zander commenced his warehousing business in La Trobe Street in 1852. Cecilia Zander inherited her husband's business in 1858, expanding the enterprise to a point where she was able to purchase the subject building from the bank in 1867 and build a new warehouse, No 3 Store, in King Street in 1873. By 1887 she owned storage capacity equal to 21,000 tons of merchandise (Butler 1995).

In 1896 the subject site was used as a storage yard in association with Zander's Bonded Warehouse. Zander's stores occupied most of the west side of Highlander Lane; Stores No 1, 2, 3 and 6 still survive in Highlander Lane and King Street (for more information see the 11 Highlander Lane heritage citation or HO670).

In 1903, the site was still a yard, as reported in a sale notice for Zander's stores at 22, 24, 26, 28, 30 and 32 King Street. The advertisement described 'massive and substantial three-storied bluestone

stores, having a frontage...to King Street...through to Highlander Lane' known as Zander's Bonded Warehouse. The advertisement continued:

The above premises, from their central position in the heart of mercantile Melbourne, and convenience of access from river and rail, have for many years commanded a splendid business connection...In addition to the warehouses...there is a strip of land fronting Highlander lane [the subject site]. This is at present occupied as a storage yard...and would be useful as an adjunct of the warehouse (Argus 24 October 1903:2).

Patrick John Doyle became the new owner-occupier of the entire Zander complex in 1903, which included the subject site (*Table Talk* 10 December 1903:5).

A three-storey brick building (Figure 1) was first shown in the City of Melbourne Fire Plan surveyed in 1910, which indicates that the subject building was constructed between 1903 and 1910, likely for Doyle (Mahlstedt Map no 21, 1910). Later occupiers of the site included Pitt P Dixon, sack merchant, in 1925 and Gippsland and Northern Co-operative Co Ltd in 1927 (Mahlstedt Map no 21, 1925, S&Mc 1927).

Adjoining 11A Highlander Lane, at the rear of 12-20 King Street (HO1046), is the former Barrow Brothers complex with two two-storey brick stores, warehouse and basement established in stages from 1917 to 1928. Although a heritage citation for 12-20 King Street states that the subject site was part of this complex (Butler 2011:364), this is not supported by research undertaken as part of this report.

The former warehouse at 11A Highlander Lane was refurbished and converted to a nightclub in 1997 (CoMMaps 2017).



Figure 1. Subject site in 1977, Melbourne. Warehouses. Highlander Lane, off Flinders Lane, 1977, by John T Collins (Source: SLV).

SITE DESCRIPTION

This three-storey brick warehouse is located on the western side of Highlander Lane, close to the north-western edge of the city grid. Constructed to the property boundary, the solid brick walls of the warehouse enclose a three-storey volume. The roof form is a combination of gabled and hipped and butted against a parapet. The street façade is a symmetrical composition with window openings and doors consistently arrayed across the three levels. The lack of decorative detail is indicative of the utilitarian nature of the building. The design of doors and windows varies across the façade and the central access door at the middle level has been bricked in.

The southern facade of the building is visible from a small laneway at the southern end of the building. Some windows have been bricked over, a double timber door remains at ground level, and the timber pulley beam has been replaced over an upper level access door.

INTEGRITY

The building is largely intact but with some alterations to the Highlander Lane façade including the replacement of some windows and doors, insertion of metal window grilles to the upper level, the addition of timber shutters at ground level, a cantilevered verandah and modern signage. The southern facade of the building has a lower integrity with some window openings bricked in and the addition of metal gates.

COMPARATIVE ANALYSIS

Warehouses and industrial buildings in Melbourne are an important building type, representative of the nineteenth century and early twentieth century urban landscape of Melbourne. Many of these early storage or manufacturing facilities are no longer operational, often adapted to accommodate businesses or offices. Face brick warehouses constructed in the Edwardian period are often located at the rear of retail or industrial complexes or in laneways.

The below examples are drawn from the Guildford and Hardware Laneways Heritage Study 2017..

Examples of brick warehouses include:

25-31 Sutherland Street, c 1900 (Contributory in HO1205 Guildford & Hardware Laneways Precinct)

A two/three storey warehouse renovated and converted for office use in 1990.



Figure 2. 25-31 Sutherland Street constructed c1900.

17 Somerset Place, c1907-8 (Significant in HO1204 Elizabeth Street West Precinct).

Three-storey brick warehouse built for Joseph Kennedy by contractors Peters & Hetherington of King Street.

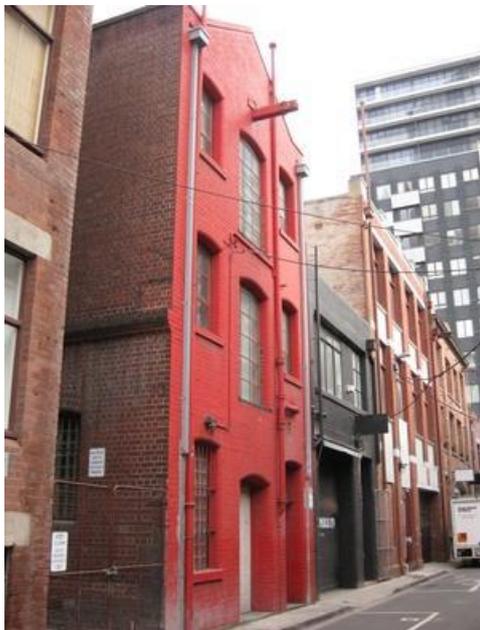


Figure 3. 17 Somerset Place constructed c1907-8.

32-34 Guildford Lane, 1908, 1920 (Significant in HO1205 Guildford and Hardware Laneways Precinct).

A single storey Edwardian bluestone workshop with interwar brick addition above.



Figure 4. 32-34 Guildford Lane constructed 1908, with first floor added c1920.

Rear of 369 -371 Lonsdale Street, 1888 (HO1212)

The two-storey brick warehouse exhibits an unusual angled form, which was dictated historically by the allotment's location at the northern termination of Whitehart Lane. The laneway at its northern end has a Y-shape alignment, which is evident as early as the mid-1850s.



Figure 5. Rear of 369-71 Lonsdale Street constructed 1888.

While the subject building at 11A Highlander Lane is comparable with the above examples, in terms of its built form and use of material, the former warehouse is part of a distinctive warehouse streetscape in Highlander Lane. It is a representative example of a brick warehouse, once more commonly observed around Highlander and Stubbs Lanes during the late nineteenth and the early twentieth century.

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 individually significant 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

Border Morning Mail and Riverina Times, as cited.

Butler, Graeme 2011, 'Central City Heritage Review 2011-Heritage Assessments,' prepared for the City of Melbourne.

Collins, John T 1977, 'Melbourne. Warehouses. Highlander Lane, off Flinders Lane', State Library of Victoria (SLV) J.T. Collins collection. Photographs, accessed 22 June 2017.

City of Melbourne Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed 7 June 2017.

Context Pty Ltd 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

Fels, M, Lavelle S, and Mider, D 1993, 'Archaeological Management Plan', prepared for the City of Melbourne.

Lovell Chen 2017, 'Melbourne Planning Scheme Amendments C271 and C301 – Guildford and Hardware Laneways Heritage', prepared for the City of Melbourne.

Mahlstedt and Gee 1888, *Standard plans of the city of Melbourne*, Mahlstedt and Gee, Melbourne.

Mahlstedt, G 1910, *Index to City of Melbourne detail fire survey*, Mahlstedt, Melbourne.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Mahlstedt's Pty Ltd 1925 *City of Melbourne detail fire survey. Section 1*, Mahlstedt Pty Ltd, Melbourne.

May, Andrew 2008, 'Flinders Lane' in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00586b.htm>, accessed 13 June 2017.

Sands and McDougall, Melbourne and Suburban Directories (S&Mc), as cited.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** D (as 10-14 Highlander Lane)

**Central City Heritage
Study Review 1993** C (as 10-14 Highlander Lane)

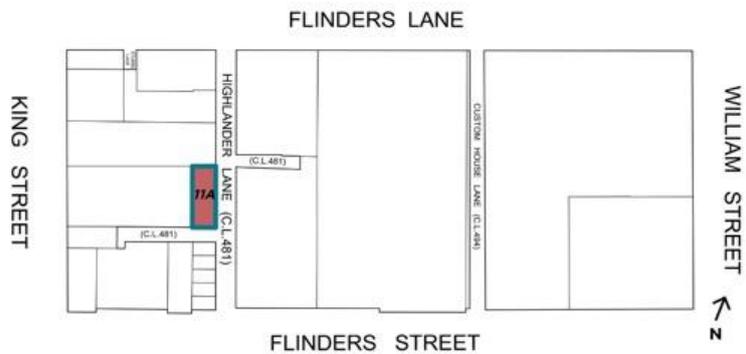
**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Warehouse

PS ref no: Interim HO1269



What is significant?

11A Highlander Lane, a brick warehouse built between 1903 and 1910.

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

- The building's original external form, materials and detailing;
- Loadbearing face brickwork; and
- Pattern and size of original fenestration and original projecting sills (Highlander Lane elevation).

Later alterations including replacement windows and doors, metal window grilles, timber shutters at ground level and cantilevered verandah are not significant.

How it is significant?

11A Highlander Lane is of local historic and representative significance to the City of Melbourne.

Why it is significant?

The warehouse building at 11A Highlander Lane is historically significant for its association with warehousing in the City of Melbourne. The former warehouse, located near Melbourne's wharf trade and formerly part of Zander's Bonded Stores, was built between 1903 and 1910 on land owned by Patrick John Doyle. (Criterion A)

11A Highlander Lane is part of a distinctive warehouse streetscape in Highlander Lane. It is a representative example of a utilitarian brick warehouse, once more common around Highlander Lane and Stubbs Lane during the nineteenth and the early twentieth century. Despite some alterations to window and door openings it remains legible as a warehouse as a result of its building form, face brick

walls and window arrangement, including the narrow vertical loading opening with projecting beam.
(Criterion D)

Primary source

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

