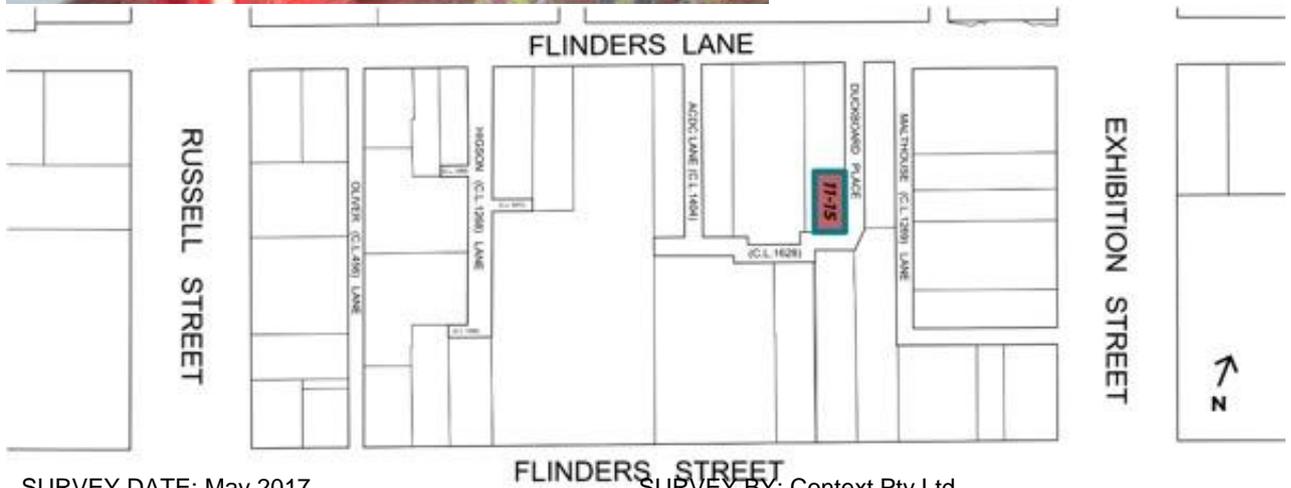


SITE NAME	Warehouse
STREET ADDRESS	11-15 Duckboard Place Melbourne
PROPERTY ID	110277



SURVEY DATE: May 2017

SURVEY BY: Context Pty Ltd

HERITAGE INVENTORY	H7822-1924 (as 'Duckboard Place')	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
		BUILDER:	Not known
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	c1885-87

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
4 Governing and administering the city	4.2 Administering the City of Melbourne
	OTHER SUB-THEMES
5 Building a commercial city	5.5 Building a manufacturing industry
9 Working in the city	9.1 A working class 9.2 Women's work

LAND USE

HISTORIC LAND USE	
Archaeological block no: 63	Inventory no: 924
Character of Occupation: Governmental, Commercial	
Fourth land sale 1839, Block 7 allotment 7, Gordon Sandman.	
1839 Williamson	
1837 & 1840 Hoddle	
1855 Kearney	
1866 Cox	
1877 Dove	Yard & shed
1880 Panorama	
1888 Mahlstedt	Two-storey building
1905/6 Mahlstedt	Store
THEMATIC MAPPING AND LAND USE	
1890s	Warehouses
1920s	Warehouses
1960s	Warehouses

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

11-15 Duckboard Place is a two-storey red brick warehouse (c1885-87), originally constructed as a storage facility in the Corporation Yard, a facility built by the Melbourne City Council to store council equipment and function as warehouse space for council staff.

HISTORICAL CONTEXT

Governing, administrating and policing the city

Administering the City of Melbourne

The Town of Melbourne was formed in 1842, initially with four wards: Lonsdale, Bourke, Gipps and La Trobe. The Town Corporation was established at a time when the infant settlement was in the grips of depression. It had lofty aims, promising to provide a fresh water supply and to dispose of sewage, among other things, but found that it was an ongoing difficulty to raise the necessary capital to carry out these public works (Context 2012:28).

In 1847 Melbourne was proclaimed a city. The municipal council levied rates on properties, and in turn provided a range of basic services, including drainage and rubbish removal, and regulated the issuing of various licenses. (Context 2012:29).

Corporation yards were established as municipal facilities, often providing offices and workshops for public works staff, and storage space for council equipment. Such a facility was built in Corporation Lane.

According to the *Encyclopaedia of Melbourne*, Melbourne Metropolitan Board of Work plans of 1895 show an unnamed, pitched lane off Flinders Lane between Russell and Exhibition streets.

At the turn of the twentieth century, the lane was surrounded by residences, sheds and other buildings, all of which had vast cellars below street level. By 1915 the name Corporation Lane had been adopted, probably for the Corporation Yard just east of the lane, opposite the Flinders Hotel (Byrne 2008).

In 2004, Corporation Lane was renamed ACDC Lane in honour of the Australian rock band AC/DC. The lane connects to Duckboard Place.

Building a commercial city

Building a manufacturing capacity

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).

Warehouses were also a part of Melbourne's economic life. From the 1850s, the Yarra River and the docks west of Swanston Street were in essence the 'lifeline' of the city (Context 2012:39-40). The area of Flinders Lane is described by the *Encyclopedia of Melbourne*:

By the 1860s, as...swamps were filled in, and as its proximity to the wharf encouraged the construction of warehouses and showrooms, the street gained a reputation as a busy and important thoroughfare, the chosen location of mercantile houses, importers, brewers, timber yards and wholesalers (May 2008).

From the 1930s, like the rest of Australia, an increasing proportion of the city's workforce took up jobs in manufacturing, an industry that led Australia's recovery from the economic depression of the late 1920s-early 1930s, when, The *Encyclopedia of Melbourne* notes, a

steep rise in tariffs, devaluation of the Australian pound, falling wages and electricity costs all made local producers far more competitive internationally. Textiles benefited first, then the metals industries and engineering took over as pacemakers (Dingle 2008).

Women's work

Australia's manufacturing output increased 6 per cent per year between 1949 and 1967, and between 1947 and 1966, 155,221 new manufacturing jobs were created in Melbourne, roughly one-third of which went to women (Dingle 2008). Large numbers of women found employment as machinists in clothing and foot-ware factories (Context 2012:72).

SITE HISTORY

The site of 11-15 Duckboard Place was part of the fourth Melbourne land sales in 1839. In 1877, it comprised a yard and shed (Fels, Lavelle & Mider 1993).

In 1885, farmer James Thomson Wirk placed a public auction notice for land he owned (today's 91 Flinders Lane and 11-15 Duckboard Place). The land, part of allotment 7, section 7, was described as 'having a frontage of 25 ft., to Little Flinders Street East, by the depth of 140 ft. 9 in., with use of rights-of-way 16 ft. wide on the east and south sides of the land' (*Argus* 23 July 1885:2). It is believed that land came under the control of the Melbourne City Council at this time for use as its Corporation Yard and workshops.

The current two-storey brick building at 11-15 Duckboard Place was erected c.1885-87 at the rear of the land as a storage facility in association with the Corporation Yard. The land is adjacent to a right of way, the current Duckboard Place, which was named after Duckboard House (91-93 Flinders Lane) in 1953 (Zhang 2008).

The Standard Plans of the city of Melbourne published in 1888 depict a two-storey structure built of brick, with windows at each level of the south and east elevations, and doorways on each level in the east elevation (Mahlstedt Map no 7, 1888).

The Corporation Yard remained at the subject site until 1906 (S&Mc 1889-1906). The warehouse became known as 91 Flinders Lane after the Yard was relocated (S&Mc).

The site was then occupied by Henry Henningsen, a Hawthorn builder, between 1906 and 1914 (S&Mc 1907-1915). Around this period, Henningsen erected a number of warehouses in Melbourne, including the three-storey brick warehouse built for P Warland Pty Ltd on the adjacent land at 87-89 Flinders Lane. According to the City of Melbourne Detailed Fire Survey plans published in 1910, a new entrance was made to the north elevation of the brick warehouse, with its floor levels being reduced to single-storey (Mahlstedt Map no 6, 1910).

The warehouse was vacant for some time in 1915-16 (S&Mc 1915-916). From 1917 until 1925, Fraser and Mountain Plumbers occupied the warehouse and yard (S&Mc 1917-1926). Fraser and Mountain Plumbers were addressed as 91A Flinders Lane in 1922, as Denniston and Co Pty Ltd, clothing manufacturers, (previously at 93-101) expanded into the yard at 91 Flinders Lane (S&Mc 1920-1922). By the mid-1920s, the subject property had become an integral part of the Denniston and Co clothing factory, with a throughway built on the west elevation of 11-15 Duckboard Place (Mahlstedt Map no 6, 1925).

By the late-1930s, the floorspace of the Denniston and Co factory had reduced in size, and Duckboard House, a veteran clubhouse, was built at no 91-93 Flinders Lane. The Fire Survey from the late 1940s shows that the subject property was separated from Denniston and Co, with another entrance made near the northeast corner of the building facing Duckboard Place, and a first storey and stairwell added to the structure (Mahlstedt Map no 6, 1948). Many of the 1940s features were retained at the time of conversion to a restaurant in 2013 (Archidaily).

SITE DESCRIPTION

11-15 Duckboard Place is located in a laneway off Flinders Street. Its red brick exterior complements 87-89 Flinders Lane on the opposite side of the laneway. The height and scale of the building and the narrowness and slope of the laneway creates a different character from Flinders Lane.

The two-storey face red brick building is typical of the warehouse buildings constructed in the back lanes of the city in the late nineteenth century. The simple form and minimal detailing reflect the utilitarian nature of the building.

The building is most intact at its southern end. On the ground and upper levels, typical segmented arched windows with bluestone sills and central access doors remain. Timber sash windows with small paned upper sashes remain in most locations. A timber pulley beam over the upper access door has been replaced with a steel beam.

The building's intactness is diminished at the northern end. Some original window openings remain, and some small or non-consistent window openings are notable. At the northern corner of the building, a door with a rendered surround has been inserted. It is likely this provides access to a services point.

INTEGRITY

Alterations to windows and insertion of an access point has occurred at the northern end of the building, however the southern end is relatively intact. Graffiti has been applied to the outside of the building.

COMPARATIVE ANALYSIS

Warehouses and industrial buildings are an important building type of the nineteenth and early twentieth century urban landscape of Melbourne. Many of these early storage or manufacturing facilities are no longer operational, often adapted for 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.

Whereas the street-side elevations of these examples are typically more ornate and prestigious, reflecting influences of boom-style architecture of that time, rear brick structures are more utilitarian, reflecting their use for servicing and loading access.

The subject building compares well with the following examples, drawn chiefly from the Central City Heritage Review 2011, being of a similar use, scale, location and creation date. The below images and descriptions are provided by CoM Maps unless stated otherwise.

Examples of late Victorian warehouses in the CBD include:

473-481 Elizabeth Street c1900 (HO1025, Significant in HO1125 413-503 Elizabeth Street HO1125 (CBD) Precinct) A former warehouse, store and retail complex of three buildings. Consists of a rendered brick row of four two storey shops facing Elizabeth Street, a basalt paved courtyard and two brick buildings to the rear with a carriage way entrance. Built in 1872. Refurbished and subdivided in 1993 with the rear buildings converted to residential apartments. The west wing dates from c1900.



Figure 9. West wing of Currie & Richards showrooms & warehouses constructed c1900 (Source: Butler 2011:221).

Union Bond Melbourne Storage Company Ltd, 115-129 King Street (HO1047)

A three-storey rendered brick former warehouse and bonded store on a bluestone foundation, designed by Crouch & Wilson and built in 1882 by Martin & Peacock for William Welshman. It was leased to the Melbourne Storage Company. Refurbished and converted to offices in 1980. Refurbished again in 1998.



Figure 10. Rear of Union Bond Melbourne Storage Company Ltd constructed 1882.

Penman & Dalziel's warehouses, 4-6 & 8 Goldie Place (HO1044)

A pair of two-storey brick former warehouses set on a bluestone foundation with a basement. Designed by Alfred Dunn and built by William Thomas Hosking & Sons in 1888 for the furniture makers John Penman and William John Dalziel. Used by various companies as a warehouse until

1951 when the printers Kenneth James Proprietary Limited purchased the property and converted it into a print works. The company sold the property in 2001. It was refurbished and converted to a gymnasium.



Figure 11. Penman & Dalziel's warehouses constructed 1887-8. (Source: CoMMaps)

Porta & Sons, Steam Bellows Works, 25 Little Lonsdale Street (HO1058)

This warehouse was constructed for Joseph Porta, then of Porta & Sons bellows makers, to the design of William Elliott in 1883. The elevation resembles a simplified version of the McCracken Brewery malt store also designed by Elliott in Little Collins Street in the late 1870s and his warehouse designs in Corrs Lane and for the Currie & Richards' warehouse (1875).



Figure 12. Porta & Sons, Steam Bellows Works, constructed 1883-4. (Source: Butler 2011:445)

The brick warehouse at 11-15 Duckboard Place compares well with the above examples in terms of intactness and integrity. The subject building and the above-listed examples are typical of the warehouse buildings constructed in the back lanes or 'little' streets of the city in the late nineteenth century. The subject site is unique for having had an historical association with Melbourne City Council.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

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

REFERENCES

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PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** D

**Central City Heritage
Study 1993** C

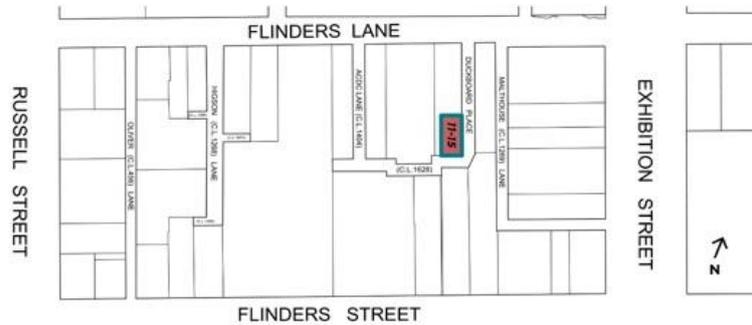
**Review of Heritage
overlay listings in the
CBD 2002** Ungraded

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Warehouse

PS ref no: Interim HO1286



What is significant?

11-15 Duckboard Place, built c.1885-87 as part of the Corporation Yard for the City of Melbourne and subsequently used as a storage warehouse and manufacturing factory.

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

- The building’s original external form, materials and detailing;
- The building’s high level of integrity to its original design; and
- Pattern and size of original fenestration, including segmented arched windows with bluestone sills and timber sash windows.

More recent alterations including a new door near the northern corner of the building is not significant.

How it is significant?

11-15 Duckboard Place is of local historic and representative significance to the City of Melbourne.

Why it is significant?

The building at 11-15 Duckboard Place is historically significant for its association with local government in the City of Melbourne from the late 1880s to 1906 and the manufacturing industry from the early 1920s. In c.1885-87, a corporation yard, including a store for council equipment and workshops for council staff, was constructed on the site for the Melbourne City Council. The current brick structure at 11-15 Duckboard Place is significant for its use as a warehouse/storage facility within the Corporation Yard, and as an early purpose-built local government building in the City of Melbourne.

11-15 Duckboard Place is significant for its use as a manufacturing facility for the clothing and textile trade that was focussed in the Flinders Lane area. From the mid-1920s to the 1940s, the building was used by Denniston and Co Pty Ltd, clothing manufacturers, an industry that employed high numbers of women. (Criterion A)

11-15 Duckboard Place is significant as one of the many warehouses and industrial buildings constructed in Melbourne in the nineteenth and early twentieth centuries that demonstrate Melbourne's urban development pattern through to the 1940s. Built of traditional brick and of two storeys in scale with small windows, these warehouse buildings were once ubiquitous and still contribute to the human scale of the central city. The brick warehouse at 11-15 Duckboard Place is a notable example of the typology as expressed in its zero-lot setback, its laneway setting and its utilitarian two-storey form in red brick. 11-15 Duckboard Place is highly legible as small scale industrial building despite some changes to door and window openings. (Criterion D)

Primary source

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

