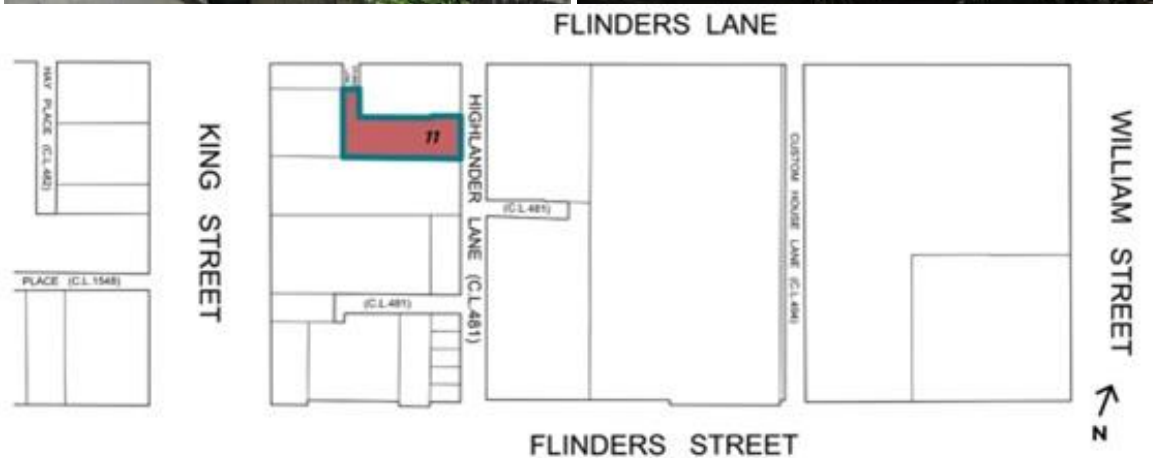


SITE NAME	Former Zander's No 2 Store
STREET ADDRESS	11 Highlander Lane Melbourne
PROPERTY ID	104823



SURVEY DATE: May 2017		SURVEY BY: Context Pty Ltd	
HERITAGE INVENTORY	H7822-1852	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
		BUILDER:	Taylor Southward & Co
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1854

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	5.2 Melbourne as a trading port

LAND USE

HISTORIC LAND USE	
Archaeological block no: 58	Inventory no: 853
Character of Occupation: Commercial	
Third land sale 1836, Block 2 Allotment 20, J H Wedge.	
1839 Williamson	Buildings on site.
1837 & 1843 Hoddle	
1855 Kearney	1854 – warehouse built on site.
1866 Cox	Building shown.
1877 Dove	Zanders No. 2 Bond Store, Three-storey; yard & laneway
1880 Panorama	
1888 Mahlstedt	Rear of two buildings (no 487-497 Flinders Lane) & three-storey bond store.
1905/6 Mahlstedt	Same.
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

This early (1854) bluestone warehouse was built as a warehouse/bonded store facility for local merchants, the Zander family, and forms part of a distinctive warehouse streetscape in Highlander Lane.

HISTORICAL CONTEXT

Building a commercial city

Melbourne as a trading port

In the first years of settlement boats and ships were moored on the Yarra River between Queen Street and William Street. This became known as Queen's Wharf. Bluestone warehouses and bonded stores (a warehouse in which dutiable goods were deposited until duty was paid or the goods cleared for export) were erected close by, as well as a customs house (1841) and market square (1847). Other ports were established further afield at Williamstown and Sandridge (Port Melbourne). Shipping news was relayed at Flagstaff Hill, as a rise on the western side of the township that commanded a fine view of the bay. Although sited some distance from the open sea, Melbourne was connected to major shipping routes, and hence to world markets, via the short access route provided by the Yarra River. By 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 ports carried large quantities of primary produce for shipment to Britain, principally fine wool but also frozen meat (after a local refrigeration process was patented in 1860). Large warehouses and bonded stores were built, often of bluestone, to serve shipping interests; several of these buildings survive off Flinders Lane at its western end (Context 2012:39).

This 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).

By the 1880s, Melbourne had grown from being a small settlement serving pastoral interests to a major international port (Context 2012:39).

SITE HISTORY

The site at 11 Highlander Lane was part of the third Crown land sales in 1836 (Block 2, Allotment 20). By 1839, buildings had been constructed on the site.

The former Zander's No 2 Warehouse, the current façade of 11 Highlander Lane, was commissioned by W H Mortimer and erected by builders Taylor Southward and Co in 1854, on land that Mortimer had purchased in 1853.

According to Graeme Butler,

H. W. Mortimer & Co. were early Melbourne auctioneers, Mortimer having arrived at Port Phillip in 1840 and set up initially as a butcher in Collins Street West (later site of Bank of N.S.W.). He eventually owned many Melbourne sites, including property on Queen's Wharf. He died in July 1887 (Butler 1995).

The warehouse was located opposite Queens Wharf, Melbourne's first wharf, and in later years, 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 these stores, and the warehouse at the subject site was without any street number, as were the other warehouses located in the lane.

The subject warehouse was occupied by Zander's Bonded Stores from 1855. Zander also occupied the next-door bluestone warehouse, Zander's No 1 Store (Butler 1995).

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. Cecilia Zander leased out the subject warehouse in the mid-1890s (Butler 1995).

At the time of Cecilia Zander's death in 1896, Zander's Bonded Stores had grown to a complex that occupied most of the northern half of the block between Highlander Lane and King Street. The complex comprised six substantial warehouses numbered one to six in order of occupancy (Mahlstedt Map no 2, 1910; (Figure 1) and a strip of yard (now 11A Highlander Lane) to the south of No 1 Store.

A 1903 sale notice for the warehouses advertised a 'very valuable, centrally situated, well-known, and old-established business premises, known as Zander's Bonded Warehouse' at 22, 24, 26, 28, 30 and 32 King Street. Numbers 22 and 24 King Street were described as 'massive and substantial three-storied bluestone stores, having a frontage...to King Street...through to Highlander Lane.' At this time, the subject site was considered part of 22-24 King Street, being connected to No 1 Store. 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...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. Doyle purchased the property for £23,500 as an investment in 1903, soon after buying another major store, Coles Bonded Stores in Flinders Street (*Table Talk* 10 December 1903:5).

The current building at 11 Highlander Lane extends to the boundary of 26 King Street, covering the extent of the former Zander's No 6 Store (No 2 and No 6 Stores were amalgamated in the 1950s) and part of what was previously known as Stubbs Lane. As a blind alley surrounded Zander's warehouses and other commercial buildings, Stubbs Lane was used as rear access and loading zone.

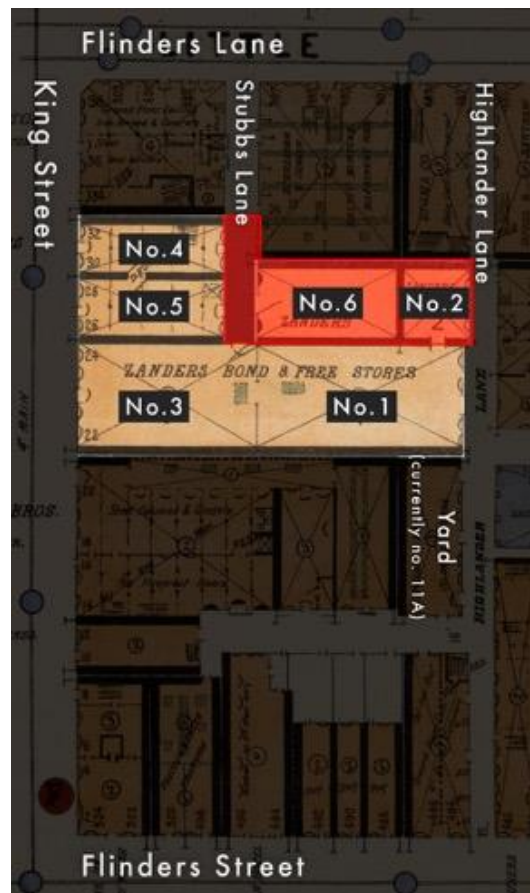


Figure 1. The extent of current subject site (in red outline) marked in a section of Map no. 21, City of Melbourne detail fire survey Section 1 by Mahlstedt's Pty Ltd (Source: SLV).

The height of the former Zander's No 1 Store was reduced to two storeys in the 1950s- 60s (see Figure 3), but the subject building, the former No 2 and No 6 Stores, remained as three storeys (Figure 2, Figure 3, Figure 4). By 1984 it appears that the land that the interconnected complex of stores (Nos 1, 2, 3 and 6) stood on was subdivided in two (Kin Chan Wai 1984). During the 1980s, after being separated from 22-24 King Street, the subject building became addressed as 6-8 Highlander Lane, then readdressed as 11 Highlander Lane in the 1990s.

The loading gates on each level of the 11 Highlander Lane façade were converted to windows with balustrades some time between 1977 and 1985. Now known as Rutherglen House, 11 Highlander Lane was converted to a private residence and social club in the 1980s, with more storeys added to create today's six-storey building (CoMMaps; Age 5 March 2013).



Figure 2. Melbourne. Warehouse (1854) Highlander Lane, off Flinders Lane, 1977, by John T Collins (Source: SLV).



Figure 3. 11 Highlander Lane (in red circle) shown in a section of Melbourne. Warehouses. Highlander Lane, off Flinders Lane, 1977, by John T Collins (Source: SLV).



Figure 4. 11 Highlander (Source: Graeme Butler and Associates 1985).

SITE DESCRIPTION

This bluestone warehouse is located on the western side of Highlander Lane, close to the north-western corner of the city grid. The three-storey bluestone building at number 11 Highlander Lane sits adjacent to a two-storey bluestone warehouse (the rear of 22-24 King St). The King Street property is not included in this citation and has its own Heritage Overlay (HO670).

The three-storey warehouse building is constructed to the property boundary with walls of face bluestone. It is symmetrical in form with a rendered parapet. The building is typical of the warehouse type, with the simplicity of form and detail indicative of the utilitarian function of the building.

Identical squared window openings with bluestone sills are located to either side of a central access point on the upper levels. At street level, openings are in the same locations as the levels above, however they vary slightly in appearance and function. The opening at the southern end of the building runs to ground level and functions as an entry point. The central opening has been bricked up from ground level and now functions as a window opening.

INTEGRITY

The building has a high level of integrity with alterations notable to window and door openings. On the upper floor, a Juliet-style balcony has been added to the central opening. Metal grills have been

added to other openings and electrical cabling is notable on the front façade of the building. Additional storeys have been added to the building, in parts one level and other parts two levels.

COMPARATIVE ANALYSIS

Bluestone warehouses were an important building type in early Victorian Melbourne. Bluestone became a popular construction material for commercial buildings and warehouses in the west end of the central city, with unlimited local supply and the quality far better than contemporary local bricks (Context, 2012:16). Whilst these early warehouses were engaged with port activities, the particular building type is increasingly rare in the central city.

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.

Selected examples of early Victorian bluestone warehouses include:

Hoffman's Flour Stores, 104 A'Beckett Street, 1853 (HO993)

A two-storey brick and bluestone building. What were formerly two stone flour mills designed by HDG Russell and built for the merchant and land speculator William Hoffman in 1853. Around 1904 the buildings were substantially refurbished to a design by W Knight. The rear section was retained in its original 1850's form but the section fronting A'Beckett Street was remodelled. Part of the bluestone façade was kept and was infilled with red brick and a new parapet was added. The carriage maker C McLennan and later Henry Box & Son occupied the front of the building and the wire mattress and bedding manufacturer Rust Bros occupied the rear. The Melbourne City Council purchased the property in 1929 and an electricity sub-station was built to the rear. It was refurbished and converted to a childcare facility in 1987.



Figure 5. Hoffman's Flour Stores, 104 A'Beckett Street constructed 1851.

Central Bonding Warehouses, 15-19 McKillop Street, 1860 (HO724)

Three-storey bluestone warehouse with basement. Designed by JJ Turner and built by Robert Tuckson around 1860.



Figure 6. 15-19 McKillop Street constructed 1860.

Victorian Spiritualists' Union, 71-73 A'Beckett Street, 1853-54 (HO516)

A two-storey bluestone former warehouse, built in 1853-54 for the entrepreneur Hugh Glass, and originally used by McClure Valentine and Company, wine and spirit merchants. It is one of the earliest remaining warehouses in the city and more architecturally refined than many examples from the early Victorian period.



Figure 7. 71-73 A'Beckett Street (façade view), constructed 1854.

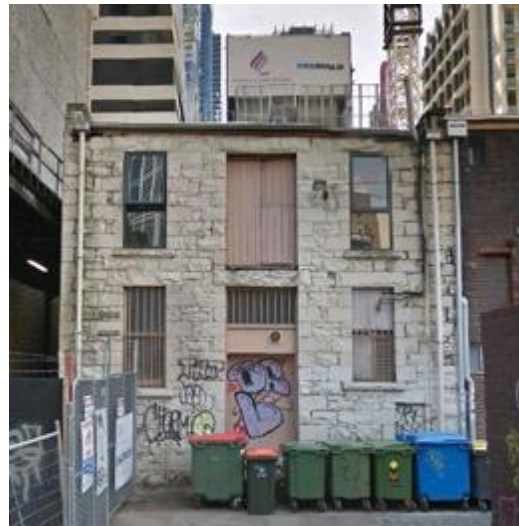


Figure 8. 71-73 A'Beckett Street (façade view) constructed 1854. (Source: Google 2019)

Heape Court Warehouse, Rear of 361 Little Lonsdale, 1854 (HO709, Significant in HO1204 Elizabeth Street West Precinct)

To the rear facing Heape Court is a section of an early bluestone warehouse built in 1854. The façade facing the lane is substantial but has undergone changes to windows and other openings.



Figure 9. Rear of 361 Little Lonsdale constructed 1854.

St Vincent De Paul Building, 585 Little Collins Street, 1856 (HO706)

Two co-joined former warehouse buildings. To Little Collins Street, it comprises a single-storey bluestone building constructed in 1865. To the rear facing Francis Street, it comprises a three-storey brick building with basement parking built in the 1920s.



Figure 10. 585 Little Collins Street constructed 1865.

Although largely altered, the former warehouse at 11 Highlander Lane is an important example of an early Victorian warehouse, comparable to the above examples that are already included in Heritage Overlays. It is much earlier than the example at 585 Little Collins Street (HO706), and is substantially more intact to its original face stone exterior than examples at 71-73 A'Beckett Street (HO516) or 104 A'Beckett Street (HO993).

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

Age, as cited.

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Collins, John T 1977, 'Melbourne. Warehouse (1854) Highlander Lane, off Flinders Lane', State Library of Victoria (SLV) J.T. Collins collection. Photographs, accessed 22 June 2017.

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

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

Table Talk, as cited.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** C (as 6-8 Highlander Lane)

**Central City Heritage
Study 1993** C (as 6-8 Highlander Lane)

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

**Central City Heritage
Review 2011** Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Zander's No 2 Store

PS ref no: Interim HO1268



What is significant?

11 Highlander Lane, a bluestone warehouse built in 1854.

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;
- Pattern and size of original fenestration, and bluestone sills;
- Continuous concrete lintel and a string course, forming a semi-circular arch over the doorway entrances; and
- Pilasters and angled corbel detailing.

Upper level additions and later alterations, including those undertaken at ground level and upper level openings, are not significant.

How it is significant?

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

Why it is significant?

The former warehouse building at 11 Highlander Lane is historically significant for its association with shipping and warehousing in the City of Melbourne. It demonstrates the former use of the area as Melbourne's first port and links the city with its maritime past. The warehouse was built as part of what was to become an extensive store complex located adjacent to Melbourne's first port and near Spencer Street Railway Station when it first opened in 1859. (Criterion A)

The former warehouse building at 11 Highlander Lane is a rare surviving example of an early bluestone warehouse that provides an opportunity to understand the relationship between the early warehouses in the city and the first port of Melbourne. These buildings were once more common around Highlander and Stubbs Lane during the late nineteenth and the early twentieth century, but are now rare. (Criterion B)

11 Highlander Lane is a fine example of an early warehouse within the City of Melbourne, The building strongly reflects the characteristics of early Victorian-era warehouses, including its bluestone construction and simplicity of form and detail, which is indicative of its once utilitarian function. (Criterion D)

Primary source

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

