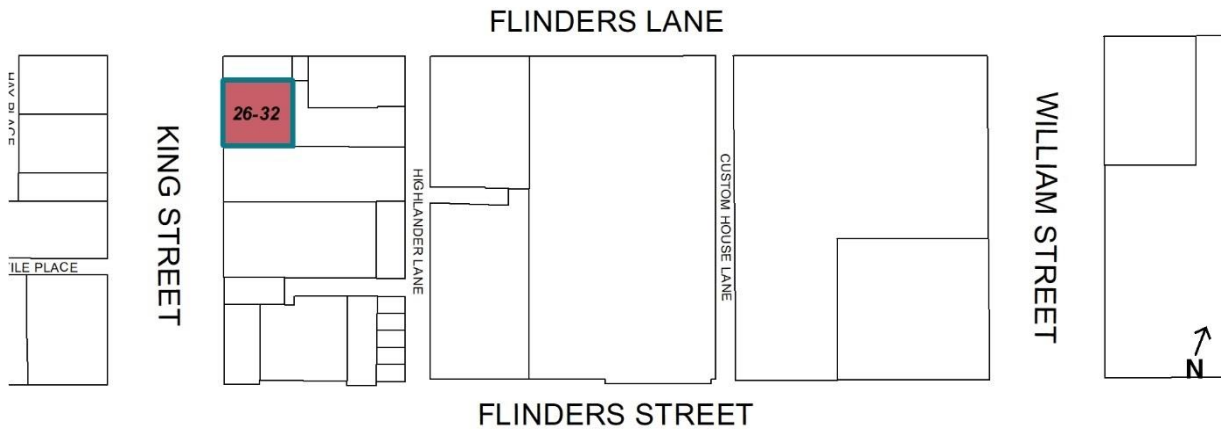


SITE NAME	Warehouse
STREET ADDRESS	26-32 King Street, Melbourne
PROPERTY ID	105399



SURVEY DATE: March 2018		SURVEY BY: Context	
HERITAGE INVENTORY	H7822-1858	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902-c1918)	BUILDER:	Quilty
		DATE OF CREATION / MAJOR CONSTRUCTION:	1911

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, 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
	OTHER SUB-THEMES
	5.3 Developing a large, city-based economy
POST-WAR THEMES	DOMINANT SUB-THEMES
2 Constructing the economy of Melbourne city centre	2.3 Business, finance and speculation

LAND USE

HISTORIC LAND USE	
Archaeological block no: 58	Inventory no: 858
Character of Occupation: Commercial	
Third land sale 1838, Block 2 Allotment 20, J H Wedge.	
1850 Proeschel	Building on site
1855 Kearney	Part of Foundry Hotel
1866 Cox	
1877 Dove	Three two-storey buildings; Richmond & Zanders no.4 Bond store
1880 Panorama	
1888 Mahlstedt	Same; Milne & Co, Produce & Commission Agents; Zanders Bond stores
1905/6 Mahlstedt	Same; M Evans Agent; Zanders no 2 & 5 Bonded store
THEMATIC MAPPING AND LAND USE	
1890s	Warehouses
1920s	Warehouses
1960s	Offices

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

The former warehouse at 26-32 King Street, Melbourne was built in 1911 and re-faced c1923 with elements of the interwar Chicagoesque style. Replacing a 1877 two-storey warehouse, known as Zander's Bonded Stores No 4 and No 5, this building continued to be known as Zander's Bonded Stores No 4 and No 5 until the 1930s when it was renamed Doyle's Free Stores.

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 in the King Street and Flinders Street areas (Context 2012:39).

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

As Paul De Serville writes, merchants played an important role in the early Melbourne economy: they 'consigned wool to London, made [credit] advances to squatters and usually imported goods for their clients and other colonists to buy'. However after the economic depression of the 1890s, most mercantile houses in Melbourne closed (De Serville 2008).

Developing a large, city-based economy

After the 1890s economic depression, in the first decades of the twentieth century the retail, office and manufacturing sectors took over existing warehouses and shipping offices, as well as constructing new premises. In the King Street area, for example, in 1913 a newspaper article described how the southwest corner (Flinders Street and Flinders Lane between King and Spencer streets) was experiencing transformation after a period of stagnation and neglect in building enterprise, indicating prosperous development in the 'true Seagate to the city', an area that had recently become a sought-after location for offices and firms (*Herald* 20 February 1913:3). A number of substantial buildings were erected at the west end of King Street in 1911-13, including new offices for the Melbourne Steamship Company, between Flinders Street and Flinders Lane; new banking chambers for the Bank of New South Wales on the corner of King and Flinders streets; and a four-storey storage building on the corner with Flinders Lane (*Herald* 20 February 1913:3).

After the end of World War One in 1918, Melbourne, like other Australian cities, experienced an economic boom. In the first decades of the twentieth century, the last residents moved out of Melbourne city to the new suburbs, with the booming retail and manufacturing sectors rapidly taking up city properties. By 1921, 38 per cent of Melbourne's workers were employed in industry and the growth of manufacturing stimulated urban growth. By the end of the 1920s, Melbourne's population

had reached one million people (Marsden 2000:29-30). Workshops, offices and small factories increasingly took over the city centre.

Development in the city slowed with the widespread economic depression of the late 1920s and early 1930s. Because of a lack of finance over this period, instead of new construction, some city buildings were substantially remodelled to create new office, commercial and industrial spaces, and also for use by government.

The demand for commercial space in the city centre increased again during the boom years after World War Two.

Constructing the economy of Melbourne city centre

Business, finance and speculation

The most significant increase in commercial enterprise in Australia since 1949 has been in the areas of mining, finance, commerce, and industry. Since the late 1970s, many have undergone significant restructuring. Speculative investment increased after the Commonwealth government lifted restrictions on share dealings in 1947, resulting in a dramatic increase in new company registration (Marsden 2000:44-45). The increased commercial activity spurred the establishment of new bank headquarters.

In Melbourne in the mid-1950s to the mid-1960s, property investment was driven largely by British and American companies, government bodies, large Australian corporations such as AMP and BHP, and property developers, including Lend Lease (formerly Civil and Civic) and LJ Hooker. From the late 1960s private developers, such as Grollo, and Lustig and Moar also contributed to the building boom in the city (Marsden 2000:46-47).

After a decline in manufacturing in the 1960s, significant investment was made in city offices (Marsden 2000:45). The period between 1961 and 1963 was one of business recession, while the years between 1967 and 1969 saw a time of growth due in large part to mineral booms.

From 1967 to 1971 the gross output of new lettable office space in the city centre grew to 2.1 times that of the previous five years, with only defacto planning controls applied up until 1961 (City of Melbourne Strategy Plan 1974 in Clinch 2012:66-67).

The property boom ended in the economic crash of the early 1970s, when many British institutions that had founded the commercial property industry left Australia. Government bodies and banks subsequently took over building construction in the city centre (Marsden 2000:48).

Because of an over-supply of offices, Melbourne's city office boom slowed in the late 1970s (Marsden 2000:58).

SITE HISTORY

The land comprising 26-32 King Street, Melbourne was first purchased by J H Wedge during the third land sale of 1838 as part of Block 2, Crown Allotment 20 (Fels, Lavel and Mider 1993, Inventory no 858). The area surrounding the subject site was known as the 'Seagate to the city' due to the prevalence of shipping and merchandising industries that operated there into the 1950s (*Age* 10 December 1953:10).

By 1877 two two-storey buildings had been constructed on the subject site. (Fels, Lavel and Mider 1993, Inventory no 858). By 1888 these were known as Zander's Bonded Stores No 4 and No 5 (see Figure 1)

A pair of four-storey bond stores (26-28 and 30-32 King Street), was constructed in 1911 for the then proprietor of the Zander's complex, Patrick J Doyle, produce merchant and wholesale shipper, by a builder named Quilty of 177 McIlwriath Street, Carlton (*Age* 8 May 1911:12; *Herald* 12 November 1912:5; RB 1912; *Table Talk* 10 December 1903:5; MCC registration no 2559, as cited in AAI, record no 71710). Replacing the earlier two two-storey Zander's bond stores, the new warehouses continued to be known as Zander's Bonded Stores No 4 and No 5 (Mahlstedt Map, section 1, no 21, 1925; S&Mc 1930). The subject building was described in 1913 as a 'complete and modern storage building' (*Herald* 20 February 1913:3).

Major upgrade works occurred to the premises in 1923, as demonstrated by an increased Net Annual Value between 1922 and 1924. This may have involved the refacing of the principal King Street elevation (RB 1922, 1924).

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 a site in King Street from the bank in 1867 and build a new warehouse, No 3 Store in 1873. By 1887 she owned storage capacity equal to 21,000 tons of merchandise. Cecilia Zander leased the warehouse out 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 2) and a strip of yard (now occupied by 11A Highlander Lane).

Other former Zander's Bonded Stores are still extant at 22-24 King Street (HO670), and 11A and 11 Highlander Lane (both recommended as individually significant as part of this Review) (see Figure 2). All Zander's buildings in this complex were serviced at the rear by either Highlander or Stubbs Lane. By c1890 the subject site was numbered 26-32 King Street (S&Mc 1890).

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. Patrick John Doyle became the new owner-occupier of the entire Zander complex, purchasing 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). Openings were created to the internal party wall by the 1920s, and enlarged during the 1950s, subsequently merging the two warehouses into one building (see Figure 3) (MBAI; Mahlstedt Map section 1, no 21, 1925 & 1948, amended 1960s).

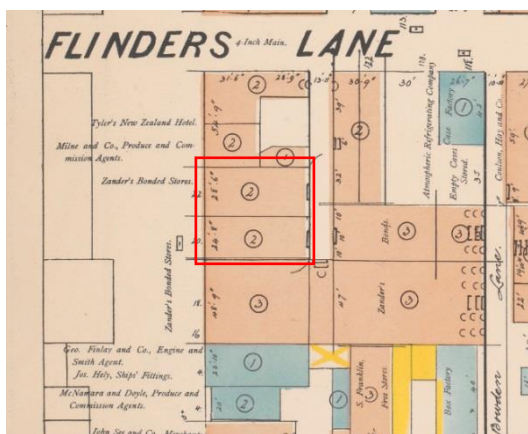


Figure 1. Extract from standard plan showing Zander's Bonded Stores (nos 3 and 4) on the subject site and adjacent Zander's Bonded Stores buildings in 1888. (Source: Mahlstedt Map, section 1, no 2, 1888, SLV)

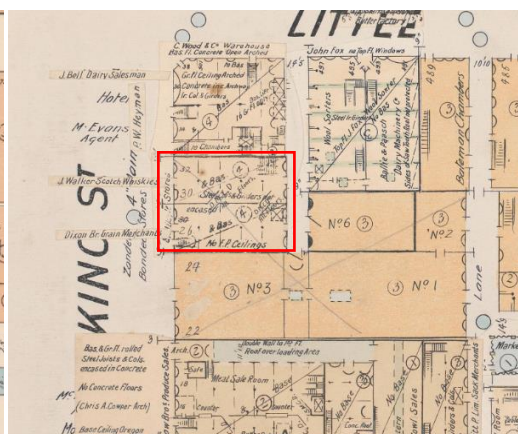


Figure 2. Extract from detail fire survey showing the subject site and Zander's Stores numbering c1912. (The 1910 Mahlstedt plan was amended post 1912). (Source: Mahlstedt Map section 1 no 21, 1910, SLV1)

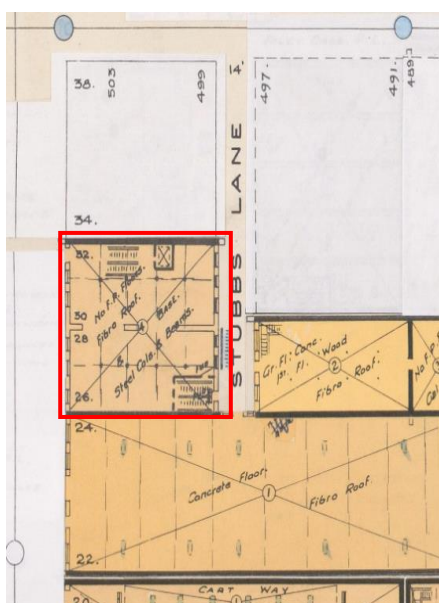


Figure 3. Extract from a survey showing the subject site building in 1948 and the planned demolition of allotments fronting Flinders Lane for the lane expansion. Note that the 1948 Mahlstedt survey has been amended at an unknown date. (Source: Mahlstedt section 1 no 21, 1948, SLV)

Internal and external works, carried out to the subject building from c1932, have changed its appearance and, internally, reflect a change in the building's use.

Birt Elder Pty Ltd, shipping agents, owned the building in 1952 and was responsible for the refurbishments and alterations carried out that year (PROV VPRS 11200/0007 unit 683, item T9; *Argus* 17 April 1948:11). Architects A C Leith Bartlett & Partners carried out substantial alterations and additions in 1952 and 1954 (MBAI). These alterations involved the internal refurbishment of the building and the construction of new concrete and brickwork at the ground level King Street frontage (PROV VPRS 11200/0007 unit 683, item T9). As demonstrated in Figure 4 and Figure 5, the King Street façade retained its original pattern of fenestration and windows above ground level during these works (ground level openings are obscured in Figure 5). These shopfronts have since been altered.

Between 1956-1957 the building sold for £105,100 (*Age* 27 February 1957:6). Following the sale, the building housed a range of occupants, mostly in the field of professional services, including Alliance Assurance Co Ltd; A C Burchill and Sons, tax consultants; H S Ungamells & Co, manufacturers agents; and CW Candy, civil engineer (S&Mc 1955). Advertisements from 1956 describe 26-32 King Street as being a modern office building (*Argus* 24 November 1956:8; MBAI). Internal partitions were subsequently erected on the ground and second floors following the building's sale in 1957 (MBAI).

By 1970 F E Michaelson was the only registered occupant at 26-32 King Street and, in 1974, the Sands & McDougall directory records the eastern side of King Street, extending from numbers 10-32, as 'development' (S&Mc 1970, 1974). In 1980 the building was advertised for sale as a partly tenanted, immaculately maintained city building (*Age* 9 February 1980:29).

New glazing was installed in 1986 (MBAI). In 1988 the building permit details that the building changed in use from an office building to a shop or other building for the sale of retail goods or supply of services direct to the public (MBAI).

In 1965 Melbourne City Council announced that the western end of Flinders Lane would be widened to become part of a two-way street (*Age* 10 June 1965:6). The project was expected to cost £1 million and be carried out over three years. The building adjacent to the subject site, on the northern boundary, was demolished during this time and its allotment truncated as part of the lane expansion (see Figure 4 and Figure 5). Due to the removal of this adjacent building, the northern elevation of the subject property 26-32 King Street was exposed.

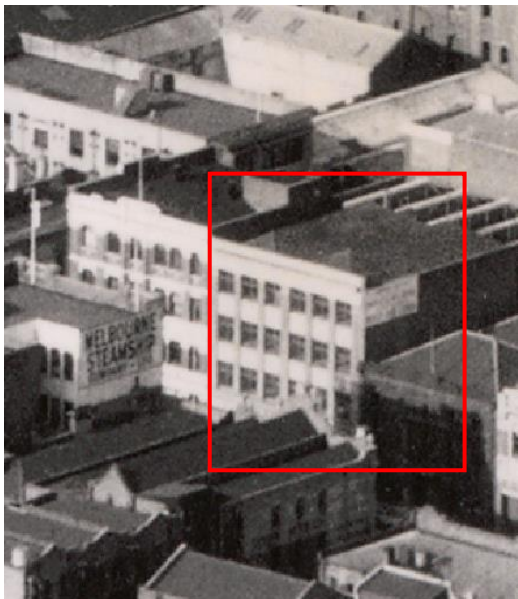


Figure 4. Extract from 1950s aerial photograph of Melbourne looking northeast with the subject building outlined in red and adjacent corner building which was demolished as part of Flinders Lane widening in the 1960s. Note that the ground level openings are obscured (Source: Pratt 1950, SLV [copyright](#))



Figure 5. Photograph showing subject building in 1985. (Source: Butler 1985 [copyright](#))

Zander's Bonded Stores

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 owned storage

capacity equal to 21,000 tons of merchandise. 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 and a strip of yard (now 11A Highlander Lane) (Mahlstedt Map no 2, 1910).

John Ramsey Corteen was the proprietor of Zanders' Bonded Stores from 1904 to c1930, leasing the properties from Doyle (S&Mc 1904, 1930; CT:V2966 F108). By 1935, the Zander's buildings became known as Doyle's Free Stores, until c1945 (S&Mc 1935, 1945). By the early 1950s Doyle had also acquired the adjacent building and leased both buildings out to a range of tenants. In 1950, Doyle's Free Stores occupied 22-24 King Street, and 26-28 King Street had the following occupants: Doyle & McCarthy Pty Ltd produce merchants; E F Doyle accountant; and Burbank Cheese Pty Ltd, cheese merchants. The occupants for 30-32 were D Lavery, export agent; and E C Marsh, dairy produce merchants (S&Mc 1950).

SITE DESCRIPTION

Located on the eastern side of King Street between Flinders Lane and Flinders Street, 26-32 King Street, Melbourne is a pair of substantial four-storey brick warehouse buildings constructed in 1911 and re-faced in c1923. The building is adjacent to a narrow corner allotment previously occupied by another building and which is irregular in size due to the widening of Flinders Lane in the 1960s.

The principal façade to King Street exhibits elements of the interwar Chicagoesque style, such as a strong vertical emphasis resulting from projecting pilasters with large windows separated by recessed spandrels at each floor. It is constructed of painted render over loadbearing brickwork. The northern elevation is painted brickwork with a large advertising mural while the southern elevation is unpainted face brick above the adjoining two-storey building. The façade to King Street comprises six equal bays separated by pilasters, which terminate in a deep parapet and cornice that stops short of the end walls. The two end and middle pilasters are slightly wider than the four intervening pilasters and feature decorated capitals; these more ornate pilasters are interspersed with smaller pilasters with modest corniced capitals. The pilasters are separated by plain recessed spandrel panels at each floor level, and the original large window openings appear to be extant, along with the original multi-pane steel frame windows. On the roof of the building on the north-eastern corner is a small brick structure that is a later addition.

The ground floor has been significantly altered, although the vertical structural grid expressed by the pilasters above, continue to the street level. New window and door openings have been inserted and electric signage mounted below the first-floor cornice. A photograph of the building from 1985 shows that the entrance was formerly located on the northernmost bay of the King Street frontage (see Figure 5), and the other street level bays were punctuated by windows of the same dimensions as the upper storeys.

INTEGRITY

The building retains its original scale and form as a low-rise but substantial warehouse constructed in the Edwardian period, with no upper floor additions. The building façade retains its interwar appearance, including the early pattern of fenestration, and pilasters, cornices, parapet and window openings have been retained on the upper floors. The original multi-pane steel frame windows are extant.

The integrity of the building has been slightly diminished by the alterations to the original configuration of the building at ground level. In spite of these changes, the building overall is of high integrity.

COMPARATIVE ANALYSIS

Structural steel and reinforced concrete framing became popular building materials in interwar Melbourne, inspired by Chicagoan architecture in the late nineteenth and early twentieth centuries. Departing from load-bearing brick walls, many 1920s examples employed these new building methods that allowed windows to become larger and more prominent on facades, while also allowing for increased building heights. The more substantial commercial and warehouse buildings during the early interwar period were commonly designed with elements of interwar styles, including Commercial Palazzo or Chicagoesque styles, whereas the lower scale warehouses tended to be designed with a more restrained face brick warehouse aesthetic.

Notwithstanding that 26-32 King Street was constructed in 1911, and therefore predates the majority of other extant examples of interwar warehouse buildings with elements of the Chicagoesque style in central Melbourne, it exhibits characteristics associated with the style in its symmetrical solid form, in its use of expressed pilasters, recessed horizontal spandrels and its modest projecting cornices. The building was refaced in c1923 and retains its interwar appearance.

The following examples of interwar warehouses are comparable with 26-32 King Street, Melbourne, being of a similar style, scale and use, although the construction date varies considerably. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

333 Flinders Lane, 1912 (HO647, Significant in HO506 Flinders Lane Precinct)

A five-storey brick former warehouse with basement parking. Designed by HW & FB Tompkins and built in 1912 by John Carter for Edward Doery and William Tilley, principals of the boot warehouseman Doery Tilley & Co. In January 1921 fire severely damaged the top storey. It was refurbished and subdivided into offices in 1987.

The upper level façade may have been altered after the 1921 fire.



Figure 6. 333 Flinders Lane, built in 1912.

Dreman Building, 96-98 Flinders Street, 1904 (HO1272)

A six-level warehouse building, with shopfront at ground level and a distinctive and consistent façade to the upper five levels. Rendered engaged pilasters run the full height of the building and combine with a decorative parapet to form a rectangular façade with a strong vertical emphasis. Window openings are defined by the intersection vertical and horizontal bands that run across the façade and determine the rhythm and pattern of the façade.



Figure 7. 96-98 Flinders Street, built in 1904. (Source: Context 2017).

337-339 La Trobe Street, 1923-24 (HO1208)

A mid-block, three-storey face brick warehouse building with classical derived detailing including bricked pilasters and a dentil cornice.



Figure 8. 337-339 La Trobe Street, built in 1923-24.

401-405 Little Bourke Street, 1911 (HO1205)

A five and three storey Edwardian brick building with a basement and ground level parking. Built around 1912 as a store and warehouse which covered the address of 401-403. In 1937 it was refurbished and extended to include 405. The rear three storey extension was completed in 1954. It was fully refurbished and subdivided into retail, office and residential units in 1986.



Figure 9. 401-405 Little Bourke Street, built in 1911.

26-32 King Street is a relatively intact example of an interwar building exhibiting elements of the Chicagoesque style. Although it was constructed in 1911 the façade retains its c1923 appearance. In comparison to some of the HO listed examples, it is modest in scale, utilitarian in its design, and more restrained in its use of stylistic motifs but of comparable levels of integrity. 333 Flinders Lane (HO647, HO506 Flinders Lane Precinct) and 96-98 Flinders Street (HO1272) are comparable as examples of restrained yet refined warehouse buildings showing characteristics of the Chicagoesque style.

401-405 Little Bourke Street (HO1205) and 337-339 La Trobe Street (HO1208) are comparable in terms of scale, but in terms of style they exhibit a more restrained generic face brick warehouse aesthetic rather than the Chicagoesque style commonly utilised for more substantial buildings.

26-32 King Street is comparable to the examples above as a relatively intact, utilitarian example of a substantial warehouse. Although the ground floor has been altered the building retains its interwar appearance above ground level. This is evident in the windows and pattern of fenestration; built form, pilasters, cornices, and parapet. It is therefore comparable in terms of integrity with the HO listed examples.

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.

Argus, as cited.

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis.

Boolarra Link 2018, *History - About Boolarra*, <http://www.boolarralink.org.au>, accessed online 15 February 2019.

Butler, Graeme 1985, 'Central Activities District Conservation Plan', prepared for Melbourne City Council.

Butler, Graeme and Associates 1995, 'Melbourne central activities district conservation study building citations 1985-87', prepared for the City of Melbourne.

City of Melbourne Municipal Rate Books (RB), as cited.

Clinch, R J 2012, *The places we keep: the heritage studies of Victoria and outcomes for urban planners*, PhD thesis, Faculty of Architecture, Building and Planning, The University of Melbourne.

Collins, Julie and Fazakerley Ruth 2008/2016, 'Beaver, Isidore George', *Architects of South Australia Database*, Architecture Museum, University of South Australia, <http://www.architectsdatabase.unisa.edu.au>, accessed online 14 February 2019.

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

De Serville, Paul 2008, 'Mercantile Houses' in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00964b.htm>, accessed 5 December 2018.

Dictionary of Sydney Inc 2016, *J C Hutton Pty Ltd*, <https://dictionaryofsydney.org>, accessed online 15 February 2019.

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.

Mahlstedt, G 1910, *Index to City of Melbourne detail fire survey. Section 1*, Mahlstedt Pty Ltd.

Mahlstedt's Pty Ltd 1948 *City of Melbourne detail fire survey. Section 1*, Mahlstedt Pty Ltd, Melbourne.

Marsden, Susan 2000, *Urban Heritage: the rise and postwar development of Australia's capital city centres*, Australian Council of National Trusts and Australian Heritage Commission, Canberra.

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

Pratt, Charles Daniel c1950, 'Aerial view of Melbourne looking north east, Victoria', State Library Victoria (SLV) John Etkins collection: H2016.33/20, accessed online 26 February 2019.

Public Record Office Victoria (PROV), Building Application Plans, PROV VPRS 11200/0007 unit 683, item T9.

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

Table Talk, as cited.

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**

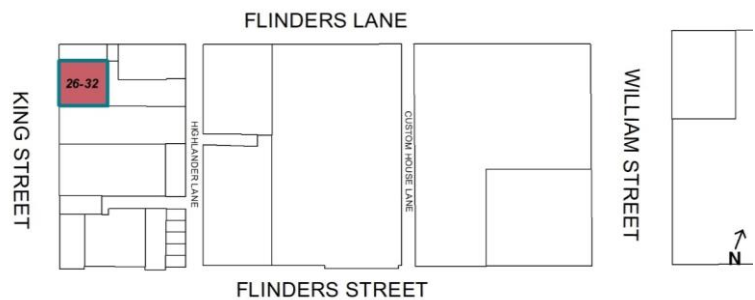
Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Warehouse



PS ref no: HOXXXX

**What is significant?**

26-32 King Street, Melbourne, a four-storey warehouse building built in 1911 with the principal elevation refaced in c1923.

- Elements that contribute to the significance of the place include (but are not limited to):
- The 1911 built form and scale;
- The original pattern of fenestration and c1923 decorative elements;
- The external wall surfaces of painted cement render; and
- The early multipane steel framed windows (c1923) to the upper floors.

Later alterations made to the street level facades are not significant.

How it is significant?

26-32 King Street, Melbourne, is of local historic and representative significance to the City of Melbourne.

Why it is significant?

The warehouse at 26-32 King Street is historically significant as surviving evidence of warehousing in this part of the city of Melbourne. Located near Melbourne's early transport infrastructure, the first port and Spencer Street Railway Station (opened 1859), it was built to service Melbourne's trading port. From 1877 until c1950s, Zander's Bonded Stores was located on this site; the current five-storey building (built 1911, refaced in c1923), was known as Zander's Bonded Stores No 4 and No 5, and replaced the earlier Zander's two-storey warehouse that existed on the site. 26-32 King Street was part

of an extensive store complex owned by produce merchant and wholesale shipper, Patrick John Doyle. Used for storage from 1911 to the 1950s, the building remains as evidence of the importance of warehousing in this part of the city, which was integral to the economic activity of the original port that continued into the 1950s. (Criterion A)

26-32 King Street is significant as a substantially intact example of the wave of warehouse development in the western port area of Melbourne during the late Edwardian and early interwar period that replaced the low scale masonry warehouses of the nineteenth century. The more substantial warehouses from the early interwar period of development commonly utilised the interwar Chicagoesque style. The King Street façade (refaced in c1923) which features a strong vertical emphasis from projecting pilasters with large windows separated by recessed spandrels at each floor), is an intact and representative example of this Chicagoesque stylistic tendency. (Criterion D)

Primary source

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