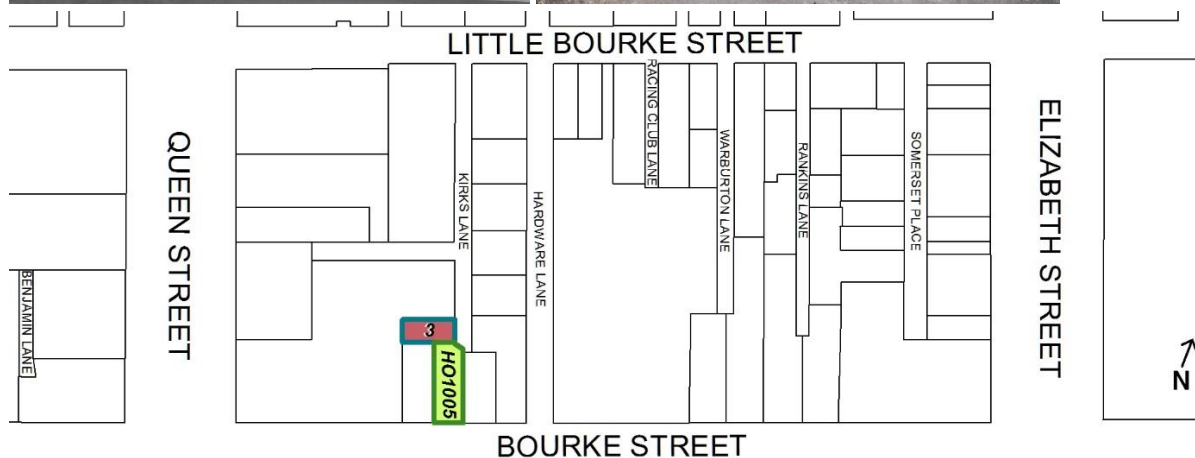


SITE NAME Former Gothic Chambers and warehouse

STREET ADDRESS 418-420 Bourke Street and 3 Kirks Lane Melbourne

PROPERTY ID 101184, 631820



SURVEY DATE: January 2019, January 2020

SURVEY BY: Context

HERITAGE INVENTORY H7822-1028

EXISTING HERITAGE OVERLAY Yes – HO1005

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

DESIGNER / ARCHITECT / ARTIST: Charles D'Ebro

FORMER GRADE Significant, C
BUILDER: H W McMullen

DEVELOPMENT PERIOD: Victorian Period (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION: 1890

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: 28	Inventory no: 440
Character of Occupation: Residential	
Land sale detail not provided. Current building is four storeys built 1890-91.	
1866 Cox	Building on site
1880 Panorama	Two-storey building
1888 Mahlstedt	One-storey building (oyster saloon)
1905/6 Mahlstedt	Four-storey building
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, extending HO1005, 418-420 Bourke Street, Melbourne, to include the Gothic Chambers warehouse at 3 Kirks Lane, Melbourne.

Extent of overlay: Refer to map showing recommend revised curtilage of HO1005.

SUMMARY

The former Gothic Chambers and warehouse are a detached pair of late Victorian, four-storey brick warehouses, built to a design by architect Charles D'Ebro in 1890. The pair were built at the same time and were occupied by various merchants and manufacturers including Alexander Morrison's saddlery, which occupied the ground floor shops from 1890 through to the 1970s. The Gothic Chambers warehouse in Kirks Lane continues to be used as a warehouse.

HISTORICAL CONTEXT

Building a commercial city

Building a manufacturing capacity

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).

By the 1880s, the areas of Flinders Street, King Street, Little Bourke Street and Spencer Street comprised multiple mercantile offices, produce stores and large-scale bonded stores, including Zander's Bonded Stores and Coles Bonded Stores. As Melbourne developed through the nineteenth century and early twentieth century, so did her manufacturing industry, much of which was established in close proximity to existing warehouses and stores.

Although affected by World War One in the period 1914-1918, by 1921, 38 per cent of Melbourne's workers were employed in industry with almost all new factory jobs in Australia between 1921 and 1947 created in Sydney and Melbourne. The growth of manufacturing, assisted by a new federal tariff in 1921, stimulated urban growth and by the end of the 1920s, Melbourne's population had reached one million people. The expansion of new sectors in the manufacturing industry was maintained by buoyant levels of domestic demand (Marsden 2000:29; Dingle 2008).

In the first decades of the twentieth century, the demand for residential development declined in central Melbourne as many residents moved out of the city to the suburbs, and the booming retail and manufacturing sectors rapidly took up available city properties (Marsden 2000:29-30). Multi-storey factory, workshop and warehouse buildings, some designed by architects, increasingly took over the city.

Development in the city slowed with the Great Depression that commenced in October 1929 and continued through the early 1930s. Because of a lack of finance over this period, instead of new construction, some city buildings were substantially re-modelled to create new office, commercial and industrial spaces, and also for use by government.

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 at a time 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).

After being the centre of manufacturing in Australia in the 1920s, Melbourne's importance in this regard began to decline. During the 1940s many city factories and warehouses were left empty or converted for other uses (Context 2012:53).

SITE HISTORY

The site of 418-420 Bourke Street and 3 Kirks Lane, Melbourne, is part of Crown Allotment 2 of Block 20, purchased by Sylvester J Browne, pastoralist, in 1837 (McMullen 2017; *Sydney Morning Herald* 5 August 1915:6, CoMMaps).

From the mid-nineteenth century, the block bounded by Bourke, Elizabeth, Little Bourke and Queen streets, including the subject site, was associated with the horse industry. From the 1850s to the 1880s, the subject site was occupied by two timber buildings, between two horse bazaars fronting Bourke Street (Mahlsted Map 1, no 20, 1888). The laneway today known as Kirks Lane was previously known as Vinge Alley and Vengeance Alley. The lane was renamed by 1907 after James Bowie (J B) Kirk, a member of the Melbourne Racing Club, who in 1840 established Kirk's Horse and Carriage Bazaar in Bourke Street between Swanston and Queen streets, accessed from the rear via Racing Club Lane and Kirks Lane (Zhang 2008).

The Gothic Chambers (also known as Gothic Buildings), a four-storey brick shop and warehouse building at 418-420 Bourke Street, and the four-storey face brick warehouse with a basement at 3 Kirks Lane, were constructed in 1890, at the height of Melbourne's building boom. The owner, City Property Company, commissioned the eminent architect Charles A D'Ebro and builder H W McMullen to erect a group of four buildings including the subject buildings (MCC registration no 4333, as cited in AAI, record no 73860). The 1890 construction also involved two now-demolished three-storey warehouses in Kirks Lane. This pair later became associated with the nearby Clarke's Buildings (demolished in the 1960s) at 426-434 Bourke Street, a complex of office and warehouse buildings built in 1886 to a design by D'Ebro for The City Property Company (Mahlstedt Map section 1, no 13, 1925).

The City Property Company Pty Ltd was formed on 25 August 1886 during Melbourne's land boom. The company heavily invested in building development in the 1880s and early 1890s at a time of frenetic speculation. The company held several key city properties, including the Clarke's Buildings in Bourke Street; the Lane Buildings in Flinders Lane; the Block Arcade between Collins Street and Elizabeth Street; and Georges Department Store in Collins Street. The original shareholders of the company were Orlando Fenwick, Andrew Lyell, Robert Mailer, R G Benson (former secretary of the Metropolitan Deposit Bank) and J A Howden, who was the first secretary of the company (*Argus* 13 December 1921:7; *Macleay Argus* 21 September 1889:3). Another major shareholder by 1892 was land boom speculator and politician B J Fink (*Weekly Times* 3 December 1892:15). The company went into voluntarily liquidation in 1924 (*Age* 7 March 1924:16).

The Gothic Chambers building comprised two ground level shops known as 418 and 420 Bourke Street, and three levels of warehousing spaces above. Moving into 418 Bourke Street by 1892, Alexander Morrison, saddler, was the first tenant at Gothic Chambers, and became the longest-associated business until it vacated the premises in the early 1970s. During Melbourne's economic depression in the 1890s, most of the rentable spaces in the Gothic Chambers, apart from the ground-level shop at no 418 and its associated warehouse space remained vacant, housing short-term tenants intermittently. Some of the short-term tenants included Everard Brothers, tea merchants, who occupied 420 Bourke Street between 1894 and 1898, and wine merchants Berclaz & Suffern, who occupied the subject Kirks Lane warehouse from 1896 and 1898 (RB 1891, 1892, 1893, 1894, 1896, 1898 & 1900; S&Mc 1896 & 1900).

The buildings were advertised for lease in 1894, with descriptions being provided as below:

TO LET, at exceptionally moderate rental, those magnificent centrally situated premises known as Gothic Buildings, Nos. 418 and 420 Bourke Street, between Queen and Elizabeth streets.

Any alterations will be made to suit tenant. In addition to the fine Bourke Street frontage, it contains three large flats, 58 ft by 23 ft, with a right of way to Little Bourke Street. Being in the heart of the city, it is highly suitable for wholesale or large retail business of any description.

Also, at rear of this building, warehouse of four flats, with hoist. Rent nominal to suitable tenant. (Argus 3 March 1894:7).

By 1896, Alfred Joseph, director of Joseph & Co, financiers, acquired the Gothic Chambers and the rear warehouse at today's 3 Kirks Lane (RB 1896).

At the beginning of the twentieth century, the Gothic Chambers and warehouse became fully occupied. By 1900, Alexander Morrison's saddlery was operating from both ground-level shops at 418 and 420 Bourke Street. By 1905, the first and second levels of the Gothic Chambers were occupied by Alfred C Seidel, lithographic printer, with the top level being used by painting and art teacher I Cohen. By 1907, all three upper levels were being used by A C Seidel's printery (S&Mc 1905 & 1907; RB 1907).

Around the same time, the Kirks Lane warehouse was shared by a number of manufacturers including Parker & Mitchell, horse collage makers, in the basement; T Crosby, paper ruler and book binder on the ground level; Fraser & Jenkinson, printers on the first and second levels, and Bennie & Pelzer's 'The Mountford Press' on the third level (RB 1907 & 1910; S&Mc 1905 & 1907). By 1910, the whole building at 3 Kirks Lane was occupied by James A Newton & Co's electrical engineering workshops (S&Mc 1911; RB 1910; *Argus* 30 September 2011). J A Newton & Co operated its retail business from the six-storey building at 380-382 Bourke Street (demolished) (*Age* 11 November 1911:9).

In 1911, the property at 418-420 Bourke Street and 3 Kirks Lane, then part of the estate of late Alfred Joseph, was advertised for sale. The long-term tenant of the Gothic Chambers A Morrison acquired the property in October 1911 (*Herald* 2 October 1911:4; *Age* 5 October 1911:8; *Age* 11 November 1911:9).

After the acquisition, the two ground-level shops were merged into a single floor space for the use by A Morrison (Mahlstedt Map section 1, no 13, 1910 & 1925). A Morrison continued operating his saddlery in the ground-level until the early 1970s (S&Mc 1970 & 1975). The Gothic Chambers houses a retail business today (CoMMaps).

The Kirks Lane warehouse was occupied by J A Newton & Co (taken over by Z W Garrington & Son in 1912) until at least 1923 (*Age* 12 September 1923:4). In 1915 Peacock & Moore, furniture manufacturers, used part of 3 Kirks Lane as storage (S&Mc 1915). More recently, the building was used for E C Electrical Pty Ltd and despatch for R Ball Pty Ltd in 1970-74 (S&Mc 1970 and 1974). The warehouse building continues as a storage facility today (CoMMaps).

Charles A D'Ebro, architect

Charles Abraham D'Ebro (1850-1920) was a Boom-period architect whose buildings were marked by eclecticism and self-conscious cultural sophistication. Born in London, D'Ebro studied civil engineering being articled in 1873 before emigrating to Adelaide in 1876 to take up a position with the South Australia (SA) Railways. Moving to Melbourne in the 1880s, he entered a partnership with the architect and engineer John H Grainger. Typically for the period, the buildings they designed were influenced by French Renaissance sources, as well as borrowing from United States architecture. Designing significant municipal buildings, the partnership flourished in the first half of the 1880s, but was dissolved in 1885, as a result of Grainger's excessive drinking and erratic behaviour (Logan 2012:189).

D'Ebro subsequently established his own practice and designed new buildings and additions in several prominent buildings. Notable works include: Prahran Market (1891), Prahran Town Hall (1888-90), Janet Clarke Hall, the University of Melbourne (1890), Wool Exchange Building, Collins Street (1891, in collaboration with Richard Speight), and a number of large houses in Malvern and Toorak (Logan 2012:189).

By 1916, D'Ebro took his long-time assistant W T Meldrum into partnership. The partnership was known as D'Ebro, Meldrum & Wagstaff and, after D'Ebro's death, D'Ebro, Mackenzie & Meldrum (Logan 2012:189).

SITE DESCRIPTION

418-420 Bourke Street and 3 Kirks Lane forms an L-shaped parcel, with the former Gothic Chambers having its primary frontage to Bourke Street. The Kirks Lane warehouse is a separate building located at the rear of the Bourke Street site, fronting Kirks Lane, off Little Bourke Street between Elizabeth and Queen streets.

The former Gothic Chambers is a narrow-fronted four-storey loadbearing face brick warehouse building built in 1890. Designed by the eminent architect Charles D'Ebro, the building features a distinctive façade with Venetian Gothic, or Gothic Revival, elements and other details inspired by broader medieval architecture. A transverse gable roof sits behind a gabled parapet with corbel table and arcade and pointed-arched openings on either side of the gable end. The letters 'CPC' (City Property Company) are entwined on a moulded cement shield between a pair of equilaterally arched windows. Below the parapet, the third-floor features four narrow openings. At the first and second floors, three pointed-arched openings are set between pilasters with decorative capping and base at the building's edges. Fine detailing to the façade includes rendering over the windows debossed with a leaf motif, a band of brickwork laid in chequerboard pattern between the first and second floors (Figure 20), a Romanesque inspired frieze within the iron balustrade and on post moulding, and splayed or chamfered edges of the openings. On the ground level, there are two pilasters with simple capital, finished in painted render.

All timber double-hung sash windows appear to be original. A cantilever canopy has been added, and the ground floor shopfront features modern glazing.

The former Gothic Chambers rear (north) elevation evidences the building's past industrial use, featuring a highly utilitarian design with minimal use of decorative elements that are repeated in its warehouse in Kirks Lane. 3 Kirks Lane is a hip roofed four-storey warehouse of loadbearing face brick laid in English bond. There is a metal staircase connecting the two buildings (partially seen in Figure

21). The Kirks Lane elevations of both buildings display typical utilitarian characteristics of late nineteenth and early twentieth century warehouses.

The rear elevation of the Gothic Chambers is asymmetrical, featuring a wider bay with loading doors on the eastern side and two narrower bays with windows on the western side. Two loading doors on the first and second floors have been extended vertically, resulting in the loss of voussoirs. A central doorway on the ground floor survives, and westernmost window on the first floor have been extended and converted to a doorway with a modern metal door. All other openings on this elevation have been bricked in or boarded up. A timber hoist survives below the parapet level above the loading doors for lifting and loading and unloading of goods.

The Kirks Lane warehouse has a symmetrical façade with three bays. It shows minimal changes to its exterior. The central bay is wider, at each level there is a pair of full height glazed timber loading doors, with suspended loading platforms at the first and third floor levels (there is evidence of a similar platform at the second floor). Above the loading doors, there is a projecting timber hoist beam. The narrower bays on each side have timber double-hung sash windows with a flat arch of three courses of brick voussoirs. The ground floor is raised above the street about 1.2m. On the southern (side) elevation, there is a pair of full height timber doors at each level.

The rear elevation of the Gothic Chambers and the Kirks Lane warehouse share similar elements such as a plain horizontal parapet with a brick corbelled bracket on the edges. All of the door and window openings are set deep within the thick brick walls, and curved corner bricks are used for the reveals at the bay with loading doors. Window openings to both buildings have cement-rendered brick sills.

The remnant brick corbelled bracket on the right-hand side (northern) edge of the second floor of 3 Kirks Lane building indicates the existence of the three-storey Clarke's Buildings warehouse (demolished during the 1960s, see Figure 22) to the immediate north of the subject site.



Figure 20. Detailing to the Bourke Street façade, including the rendering over the windows debossed with a leaf motif and a band of brickwork laid in chequerboard pattern between the first and second floors. (Source: Context, January 2020)



Figure 21. On the left is the rear (northern) elevation of 418-420 Bourke Street, and on the right is the front (eastern) elevation of 3 Kirks Lane. (Source: Context, January 2019)



Figure 22. Note the remnant corbelled bracket on the northern (RHS) edge of the second floor of 3 Kirks Lane. (source: Context, January 2019)

INTEGRITY

The Gothic Chambers at 418-420 Bourke Street is highly intact with few changes visible to the original or early fabric. The Bourke Street elevation retains its distinctive Venetian Gothic design, with key original ornamental elements surviving. Its rear (north) elevation has more changes, including some changes to opening sizes and the loss of all original windows and doors. The original pattern of openings mostly survives on both primary and rear elevations. Changes include the alterations to the ground floor shopfronts on the Bourke Street elevation and enlarged openings and brick in-fills on the rear elevation.

The warehouse at 3 Kirks Lane is highly intact with very few changes visible to original fabric. The building retains its original pattern of openings, timber windows and doors and hip roof, as well as other original warehouse features including the central projecting hoist beam. Its continued use as a storage facility contributes to the integrity of the place.

Both buildings retain their original materiality, form and scale. Overall, as a single place, 418-420 Bourke Street and 3 Kirks Lane is of very high integrity.

COMPARATIVE ANALYSIS

In central Melbourne, there were a group of Gothic Revival style buildings built in the mid- to late Victorian period, however the popularity of the emerging Gothic or Medieval Revival style was cut off by the financial crash of the early 1890s. On the City of Melbourne's HO, the examples of mid- to late Victorian buildings designed in Gothic Revival style are predominantly built in the period between 1880 and 1893, for financial institutions and organisations. The following examples are comparable with the former Gothic Chambers mainly for a similar style and/or creation date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

Former Melbourne Tramway & Omnibus Co, 669-675 Bourke Street, 1890 (VHR H0785; HO553)

669-675 Bourke Street was constructed in 1891 for the Melbourne Tramway & Omnibus Company to a design by the architects Twentyman & Askew in Gothic Revival style.



Figure 23. 669-675 Bourke Street, built in 1890.

Former Bourke Street West Police Station, 621-633 Bourke Street, 1889 (VHR H0655; HO550, Significant in HO501 Bourke West Precinct)

The two-storey brick and bluestone building consisting of the original station, watchhouse, barracks, cell block and bluestone paved marshalling yard. It was designed by S E Bindley of the Public Works Department in the Gothic Revival style and built in 1889. The building was refurbished and converted to a restaurant/bar in 1980.



Figure 24. 621-633 Bourke Street, built in 1889.

The key examples of the Gothic Revival style buildings erected in central Melbourne are generally of a larger scale and predominantly purpose-built for financial institutions or large organisations, who were mostly the owner-occupiers of the buildings. These include the Melbourne City Building at 112-118 Elizabeth Street, 1888 (VHR H0437; HO617), the ANZ Bank at 376-392 Collins Street, 1883-1887 (VHR H0034; HO604) and the former Safe Deposit Building at 88-92 Queen Street, 1890 (VHR H0451; HO451). These three examples and the above examples are VHR-listed and display a very high level of ornamentation to their façades. The subject building is most comparable with the former Melbourne Tramway & Omnibus Co, 669-675 Bourke Street, or the former Bourke Street West Police Station, 621-633 Bourke Street, which display a more paired back application of medieval elements than the highly ornate financial buildings.

Unlike all the above examples, the former Gothic Chambers was built in an industrial area near the famous Kirks' Horse Bazaar as an investment property of the City Property Company. It is distinguished for its long-term industrial use and association with Melbourne's small-scale manufacturers.

The construction of small-scale shops and industrial buildings was an important aspect of development in central Melbourne, especially during the late nineteenth and early twentieth centuries. Early manufacturing and wholesaling premises in central Melbourne were often low in scale and built to a major street with access from minor streets and/or laneways to facilitate the movement of material into and out of the building. In central Melbourne, some early businesses established extensive complexes or clusters of buildings built to accommodate expanding businesses. Such complexes often expanded gradually. As the acquisition of single large plots of land was usually not viable in central Melbourne, expanding businesses developed new buildings on adjoining or nearby land that became available or on land they already owned but used as yards. Buildings with street-frontages were often used as a main office or retail space, and generally had more ornate façades than laneway frontages and rear buildings.

The former Gothic Chambers and warehouse illustrate a type of building complex associated with manufacturing and wholesaling, that was once common in central Melbourne but is now unusual. On the City of Melbourne's HO, the examples of mid- to late Victorian buildings formerly part of manufacturing or wholesaling complexes include the following examples. These are comparable for a similar style, use, type, scale, location and/or creation date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

Former Thomas Warburton Pty Ltd complex, 365-367 Little Bourke Street (HO1052)

The former Thomas Warburton complex is part of a larger complex developed in stages in 1865, 1887 and 1912. 365-367 Little Bourke Street is a three-storey building comprised of ground floor retail area, upper-floor warehousing spaces and two internally divided warehouses to the rear. It was built in 1887 for Thomas Warburton Pty Ltd, a prominent ironmongery business in the industrial area near the Kirks Horse Bazaar.



Figure 25, 365-367 Little Bourke Street, built in 1887, showing the front elevation (left) and rear warehouses (right). (Source: Context, January 2020)

Edward Keep & Co warehouse, 377-381 Lonsdale Street (HO716)

Edward Keep & Co warehouse is a four-storey rendered brick warehouse designed by Twentyman & Askew and built for Edward Keep in 1889 by Waring & Rowden. Mr Keep was the principal of the iron mongering firm Edward Keep & Co. This firm specialised in the importation of carriage materials and agricultural implements. It was rebuilt later that year. It was refurbished and subdivided in 1987.



Figure 26. 377-381 Lonsdale Street constructed 1889.

Schuhkraft & Co warehouse, 130-132 Flinders Street, 1885 (HO1036)

Schuhkraft & Co warehouse is a five-storey cement rendered brick former warehouse designed by William Henry Ellerker in the Italian High Renaissance Revival style and built by Charles Butler in

1885 for the printers and stationers Schuhkraft & Co. It was refurbished, converted and subdivided into residential units with ground level retail in 1995.



Figure 27. 130-132 Flinders Street constructed 1885.

Penman & Dalziel's warehouse, 4-6 Goldie Place, 1888 (HO1044, HO1205 Guildford & Hardware Laneways Precinct)

Former brick warehouses on a bluestone base 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 Property Limited purchased the property and converted it into a print works. After being sold in 2001, it was refurbished and converted to a gymnasium.



Figure 28. Penman & Dalziel's warehouse group, 4-6 Goldie Place, built in 1887-8.

23-25 Niagara Lane, 1887 (HO726, HO1205 Guildford & Hardware Laneways Precinct)

A group of four three-storey brick warehouses. Designed by George De Lacy Evans and built in 1887. Still largely intact and includes original hoist beams and loading doors. Refurbished and sub-divided into two residential units in 1994.



Figure 29. 23-25 Niagara Lane, built in 1887.

The former Gothic Chambers and warehouse are a pair of buildings that were established as part of the industrial development of the block bound by Bourke, Elizabeth, Queen and Little Bourke streets. This area was known for horse bazaars, ironmongery and hardware merchants from the 1840s. With the expansion of the manufacturing capacity of Melbourne during the boom period in the 1880s and early 1890s, many small-scale mercantile and/or manufacturing premises were erected in the area, replacing earlier buildings. The above HO-listed examples represent similar type of buildings built in nearby areas during this period.

Whilst the use of Gothic style elements sets apart the subject site from many contemporary examples, its function and form represent the warehouse typology once common across the Hoddle Grid. As a single place, the subject buildings are comparable to other examples of contemporary warehouses characterised with ornate façades and utilitarian rear sections including 377-381 Lonsdale Street, 130-132 Flinders Street and 365-367 Little Bourke Street. Built as warehouses for manufacturing businesses, these examples have an ornate street frontage (with Italianate style elements rather than Gothic), while the rear elevations commonly display highly utilitarian elements such as face brickwork and loading doors on upper floors.

The subject buildings are also comparable to Penman & Dalziel's warehouse, 4-6 Goldie Place, and 23-25 Niagara Lane. Built in laneways, these examples feature highly utilitarian designs which, like 3 Kirks Lane, are highly intact examples of warehouse buildings that are utilitarian yet refined in their design. Nearby laneways such as Goldie Place, Hardware Street and Niagara Lane, located in the block bound by Lonsdale, Elizabeth, Queen and Little Bourke streets, all retain reasonably intact examples of this late nineteenth-century layer of industrial development. However, almost all HO-listed warehouses in those streets have been converted to residences, restaurants or offices while the subject warehouse at 3 Kirks Lane continues to be used as a warehouse.

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 extension to HO1005, 418-420 Bourke Street, Melbourne.

Amend HO1005 (418-420 Bourke Street, Melbourne) to reflect the following changes:

- Apply HO1005 (418-420 Bourke Street, Melbourne) to the Gothic Chambers warehouse at 3 Kirks Lane.
- Change the entry in the Schedule to the Heritage Overlay to 'Gothic Chambers and warehouse' 418-420 Bourke Street and 3 Kirks Lane, Melbourne'.
- Amend the map for HO1005 to match the changes noted above.

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
INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

OTHER

N/A

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PREVIOUS STUDIES

Central Activities District Conservation Study 1985	C (418-420 Bourke Street frontage only)
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Central City Heritage Review 1993	C (418-420 Bourke Street frontage only)
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Review of Heritage overlay listings in the CBD 2002	C (418-420 Bourke Street frontage only)
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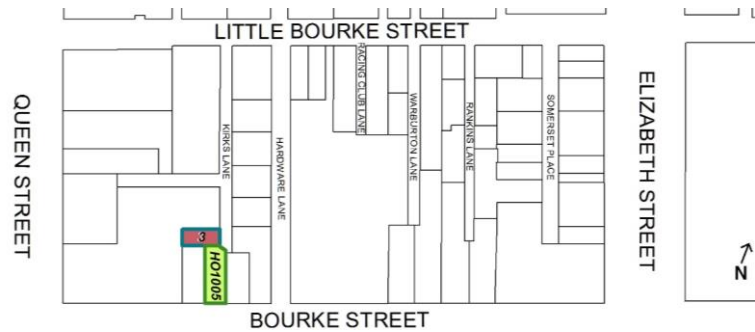
Central City Heritage Review 2011	C (418-420 Bourke Street frontage only)
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STATEMENT OF SIGNIFICANCE

Heritage Place: Former Gothic Chambers and warehouse



PS ref no: HO1005



What is significant?

The former Gothic Chambers and its warehouse at 418-420 Bourke Street and 3 Kirks Lane, Melbourne, a pair of four-storey warehouses built in 1890 for the City Property Company.

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

- The original building form and scale (Bourke Street & Kirks Lane);
- The original face brick principle and rear façades and pattern and size of original openings (Bourke Street and Kirks Lane);
- Original roof form to both buildings including the transverse gable roof to the front section of Bourke Street;
- Gabled parapet;
- The distinctive façade with Venetian Gothic Revival elements and other ornamental detailing to the façade (Bourke Street);
- The original timber double-hung sash windows (Bourke Street and Kirks Lane) and full height glazed timber loading doors (Kirks Lane); and
- Evidence of original warehouse details including central projecting hoist beam and suspended loading platforms, as well as other refined detailing including the use of curved bricks around the openings (rear of Bourke Street and Kirks Lane).

More recent alterations, including those to the ground floor shopfronts in Bourke Street and changes to openings to the rear of 418-420 Bourke Street, are not significant.

How it is significant?

The former Gothic Chambers and warehouse at 418-420 Bourke Street and 3 Kirks Lane, Melbourne, is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

The Gothic Chambers and warehouse are historically significant for their association with a key phase in Melbourne's development when, during the economic boom of the 1880s and the early 1890s, an increasing number of investors constructed architect-designed multi-storey factory and warehouse premises in the city to house the growing manufacturing and retail industry. Built in 1890 in an industrial area near the famous Kirks' Horse Bazaar as an investment property of the City Property Company, the place is distinguished for its long-term industrial use and association with Melbourne's small-scale manufacturers. The City Property Company developed a number of key city properties in the 1880s and early 1890s during Melbourne's land boom, including the former nearby Clarke's Buildings (demolished in the 1960s), and a number of landmark city properties. The Kirks Lane warehouse's longstanding and continued use as a low scale warehouse/factory building into the present day contributes to its significance. (Criterion A)

The Gothic Chambers and warehouse are significant as a highly intact example of a pair of warehouses built in the late Victorian period. Constructed in 1890 to a design by architect Charles D'Ebro, the buildings provide tangible evidence of the industrial expansion in central Melbourne during this period. Their function and structure represent the warehouse typology once very common across the city blocks within the Hoddle Grid. The Gothic Chambers' Bourke Street frontage features Gothic Revival style elements. The Kirks Lane elevations of both buildings have very high integrity externally with minimal changes and display highly utilitarian elements such as face brickwork and loading doors on upper floors. This combination of stylistic devices is representative of a type of building complex associated with manufacturing and wholesaling built within Hoddle Grid. The location of the Kirks Lane warehouse in a minor street or laneway with side access to facilitate the movement of goods and materials in and out of the building is also characteristic of its type. (Criterion D)

The Gothic Chambers at 418-420 Bourke Street is of aesthetic significance for its use of Venetian Gothic Revival style elements, which was unusual for a small-scale warehouse. The construction of Gothic or Medieval Revival style buildings in central Melbourne predominantly occurred in the period between 1880 and 1893, mostly built for financial institutions and organisations. The use of detailing inspired by Venetian Gothic and Romanesque architecture in the Bourke Street building distinguishes it from other contemporary warehouses that more commonly utilised the widely popular Italianate style. The Venetian Gothic and Romanesque inspired elements include the transverse gable roof behind a gabled parapet with corbel table and arcade and pointed-arched openings on either side of the gable end; pointed-arched openings set between pilasters with decorative capping and base at the building's edges. Other highly refined detailing to the façade includes the letters 'CPC' (City Property Company) entwined on a moulded cement shield between a pair of equilaterally arched windows; rendering over the windows debossed with a leaf motif; a band of brickwork laid in chequerboard pattern between the first and second floors; the Romanesque inspired frieze within the iron balustrade and on post moulding;

splayed or chamfered edges of the openings; and the two pilasters with simple capital, finished in painted render on the ground floor. (Criterion E)

Primary source

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