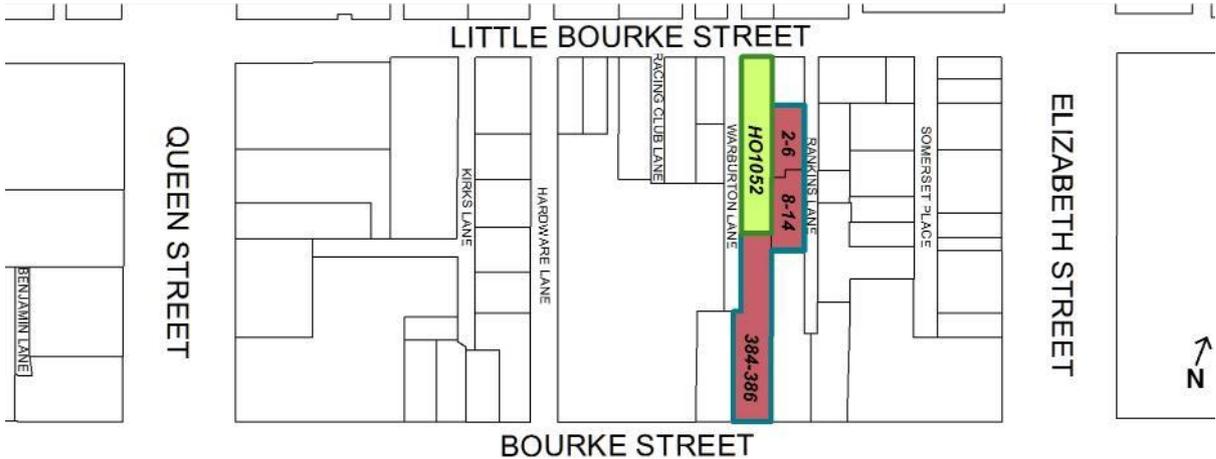


<b>SITE NAME</b>	Former Thomas Warburton Pty Ltd complex
<b>STREET ADDRESS</b>	384-386 Bourke Street, 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane Melbourne
<b>PROPERTY ID</b>	101189, 110727, 110728, 108145



SURVEY DATE: March 2019, January 2020

SURVEY BY: Context

<b>HERITAGE INVENTORY</b>	H7822-1436	<b>EXISTING HERITAGE OVERLAY</b>	HO1052 (365-367 Little Bourke Street), HO1205 (365-367 Little Bourke Street and 2-6, 8-14 Rankins Lane)
<b>PLACE TYPE</b>	Individual Heritage Place	<b>PROPOSED CATEGORY</b>	Significant
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Twentyman & Askew (1887) Gibbs & Finlay (1912)	<b>FORMER GRADE</b>	Significant, Contributory, C
<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851-1901) Federation/Edwardian Period (1902-c1918)	<b>BUILDER:</b>	Overent & Robb (1865) William Radden (1887) Lockington & Sinclair (1912)
		<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1865 (Bourke), 1887 (Little Bourke), 1912 (rear)

## 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	5.4 Developing a retail centre 5.5 Building a manufacturing capacity

## LAND USE

HISTORIC LAND USE	
<b>Archaeological block no:</b> 28	<b>Inventory no:</b> 436 (384-386 Bourke Street), 458 (365-367 Little Bourke Street), 468 & 469 (2-6 and 8-14 Rankins Lane)
<b>Character of Occupation:</b> Commercial	
Land sale details not provided	
1839 Williamson	Buildings on Lt Bourke St frontage Lot 6 (Bourke & Lt Bourke)
1850 Proeschel	Boarding House may be on the site (Bourke)
1866 Cox	Building on the site (Bourke); a pre-1882 timber shop (Lt Bourke); building on site (Rankins)
1880 Panorama	Two-storey building (Bourke); brick shop with three-storeys (Lt Bourke); two-storey building (Rankins)
1888 Mahlstedt	Two-storey building, Warburton, Ironmonger (Bourke); three-storey buildings, owner Mrs Warburton (Lt Bourke); area is part of T Warburton's ironmongery, single-storey buildings (Rankins)
1905/6 Mahlstedt	Two-storey building, three-storey buildings, owner Mrs Warburton (Lt Bourke); area is part of T Warburton's ironmongery, single-storey buildings (Rankins)
THEMATIC MAPPING AND LAND USE	
1890s	Warehouses and Yards, Merchants, Residential
1920s	Warehouses and Yards, Merchants
1960s	Merchants, Retail

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place, extending HO1052, 365-367 Little Bourke Street, Melbourne.

**Extent of overlay:** Refer to map showing recommend revised curtilage of HO1052.

## SUMMARY

The former Thomas Warburton complex comprises 384-386 Bourke Street and 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane, built in 1865, 1887 and 1912 respectively, for Thomas Warburton Pty Ltd, a prominent ironmongery business. The Thomas Warburton ironmongery occupied many of the buildings in the complex and 384-386 Bourke Street for 100 years, from 1865 until 1965.

## **HISTORICAL CONTEXT**

### **Building a commercial city**

#### *Developing a retail centre*

Even before the early 1850s, Melbourne had established the foundational infrastructure for international trade and commerce, including retail markets, shipping agents, and industry and finance houses - the beginnings of an entrepreneurial global city (Context 2012:2).

Retailing in Melbourne gained official recognition when eight market commissioners were elected in 1841 from a roll of local voters. The commissioners established the Western Market, which became the principal place for selling fresh food, with many goods transported from Melbourne to pastoral settlements. At this time Melbourne's population was 4479, and the colony's was 20,416 (Young and Spearritt 2008).

By the early 1840s, Elizabeth and Swanston streets, from the Town Hall in the south-east to the General Post Office to the north-west, had become the focus of retail activity, influenced also by the location of the Western Market in the west of the city which operated as the city's premier wholesale fruit and vegetable market until 1930 (May 2016:176). The Eastern Market opened in 1847 as a fruit and vegetable market on the corner of Stephen Street (later Exhibition Street) and Bourke Street and drew retail further east.

Department stores offered customers a wide range of goods, organised into 'departments', under the one roof. In Melbourne, department store Buckley & Nunn, which opened in 1854, established Bourke Street as the preferred retail strip.

Retail premises in the nineteenth century and the early twentieth century generally included upper-level accommodation for families involved in the business. Multi-storey shop and dwelling type buildings housing ground-level shop with rooms above were constructed across the retail strips of Melbourne, and three- or more storied commercial and retail buildings began to proliferate from the late 1880s (Lovell Chen 2017:220).

#### *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 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 and 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 some city factories and warehouses were left empty or converted for other uses (Context 2012:35).

## SITE HISTORY

The former Thomas Warburton complex comprises 384-386 Bourke Street and 365-367 Little Bourke Street, and 2-6 and 8-14 Rankins Lane, Melbourne. The subject land is part of Crown Allotment 6, Block 20, originally purchased by George Lilly (CoMMaps). It is likely that, by 1850, a boarding house was built on the land (Fels, Lavelle and Mider 1993, Inventory no 436).

The buildings at 384-386 Bourke Street and 365-367 Little Bourke Street, and 2-6 and 8-14 Rankins Lane were erected in 1865, 1887 and 1912 respectively for Thomas Warburton Pty Ltd, a prominent ironmongery established on land between Bourke and Little Bourke streets, between Rankins Lane and Warburton Lane; the latter named after the company.

Thomas Warburton, ironmonger, had established his business in Little Bourke Street c1858. In 1864, Warburton moved to larger premises, buying a block running from Bourke Street through to Little Bourke Street (Figure 1), on which the Warburton family gradually developed an extensive complex comprising more than 11 buildings at one point.

The block bound by Bourke, Elizabeth, Queen and Little Bourke streets was known for horse bazaars, ironmongery and hardware merchants from the 1840s. The area's distance from the main commercial areas to the south and east enabled development of these industries because of relatively cheaper land values.

In 1865, T Warburton lodged a building application with the City of Melbourne to erect two two-storey shops in Bourke Street West, on the site currently known as 384-386 Bourke Street. The work was carried out by Overent & Robb, builders (MCC registration no 792, as cited in AAI record no 73592). The building, originally known as 23-25 Bourke Street West, comprised a pair of semi-detached four-roomed shops and residences. In 1866, the net annual value (NAV) of number 23 was £100 and number 25 was £80 (RB 1866). Each shop had approximately 16-foot (4.87 metre) frontages to

Bourke Street. Figure 1 shows the premises in c1870. 'Warburton's \_\_\_ Warehouse Established 18\_\_' was written on the building's parapet in c1880 (see Figure 2).

The shop and residence on the western side was occupied by the owner Thomas Warburton and his family's business from 1865 until 1965. Between 1865 and 1925, the other shop and residence on the eastern side was leased out to different tenants including D Altson's saddle and harness factory (1880s) and Nutting and Young's saddle factory (1920). From 1925 to 1965, Thomas Warburton's business occupied both shops fronting Bourke Street (S&Mc 1866-1965).



Figure 1. Extract of a c1870 photograph showing the premises of Thomas Warburton outlined in red (then addressed as 23-25 Bourke Street West). (Source: Nettleton c1870, SLV)



Figure 2. Extract of a c1880 photograph showing the principal elevation of 384-386 Bourke Street (then known as 23-25 Bourke Street West). 'Warburton's \_\_\_ Warehouse Established 18\_\_' was written on the building's parapet. (Source: Donald c1880, SLV)

After Thomas Warburton's death in Fiji in 1871, Martha Warburton managed the business until 1896 when she died. Their children Thomas William and Ada Minnie (Arkins) Warburton, with other

siblings, carried on the business until 1908, when the youngest son, Alfred Ernest G F Warburton, assumed control (Regan 2005).

In late 1886, 'J Warburton' applied to erect a new three-storey 'store and warehouse' on the northern section of Warburton's land today known as 365-367 Little Bourke Street (MCC registration no 2459, as cited in AAI 73335; Butler 2011:404). The 1887 store and warehouse building was completed by 1887, by builder William Radden of Rae Street, Fitzroy, to a design by architects Twentyman & Askew, who specialised in warehouse architecture in the late Victorian period (MCC registration no 2459, as cited in AAI 73335). A two and three storey (internally separate) warehouse was erected at the rear of the 1887 building at the same time, and became known as 367a and 367b Little Bourke Street (S&Mc 1910 & 1922). Twentyman & Askew went on to design two more buildings for Mrs Warburton in 1887 (a hotel in Bourke Street) and 1889 (a seven-storey building at 380-382 Bourke Street).

Throughout the late-nineteenth and early twentieth century, 365-367 Little Bourke Street was occupied by various engineers and manufacturers. Thomas Warburton Pty Ltd's storage occupied part of the warehouse space known as 367a Little Bourke Street by 1900 through to the 1930s (S&Mc 1900, 1930 & 1935). By the mid-1920s, the building functioned as the rear part of Warburton's merchandising business in Bourke Street, with the ground level shops and parts of the rear warehouses being leased to other businesses (Butler 2011:404; Mahlstedt Map section 1, no 13, 1925). Warburton's main shop was still operating at 384 Bourke Street and had expanded to the new seven-storey building at 380-382 Bourke Street, which has since been demolished (Butler 2011:404; S&Mc 1896, 1910, 1925, 1942).

In 1912, Thomas Warburton Pty Ltd's complex was further expanded. A three-storey brick warehouse, currently connected to the rear (north elevation) of 384-386 Bourke Street and a symmetrical pair of warehouses at today's 8-10 Rankins Lane were built in 1912 by Lockington & Sinclair to a design by architects Gibbs & Finlay. These warehouses were once part of a group of five warehouses built at the same time and to the same design, on the land held by Warburton's estate. These new 1912 brick warehouses were shared by Thomas Warburton Pty Ltd and other businesses (Age 24 March 1933:11; AAI).

Thomas Warburton Pty Ltd (later Thomas Warburton & Co Pty Ltd) was associated with 384-386 Bourke Street for 100 years between 1865 and 1965. The two shops were merged into one for the company between 1910 and 1925, with openings introduced to the party walls and a new single entrance point constructed from Bourke Street (Mahlstedt Map section 1, no 13, 1910 & 1925; MBAI). An infill was constructed in c1965 between the 1865 main building and the 1912 warehouse (see Figure 3**Error! Reference source not found.**).

Between the mid-1920s and the mid-1930s, at its largest extent, the Thomas Warburton enterprise extended over the following properties, as seen in Figure 3:

- 376-378 Bourke Street (demolished),
- 380-382 Bourke Street and a warehouse at the rear (demolished),
- 384-386 Bourke Street and a warehouse at the rear (subject building),
- 365-367 Little Bourke Street and two warehouses at the rear (subject building),
- 2-6 and 8-14 Rankins Lane (subject buildings),
- 369-371 Little Bourke Street (built in the 1920s), and

- 17 Warburton Lane (likely built in the mid-Victorian period but not directly used by the business).

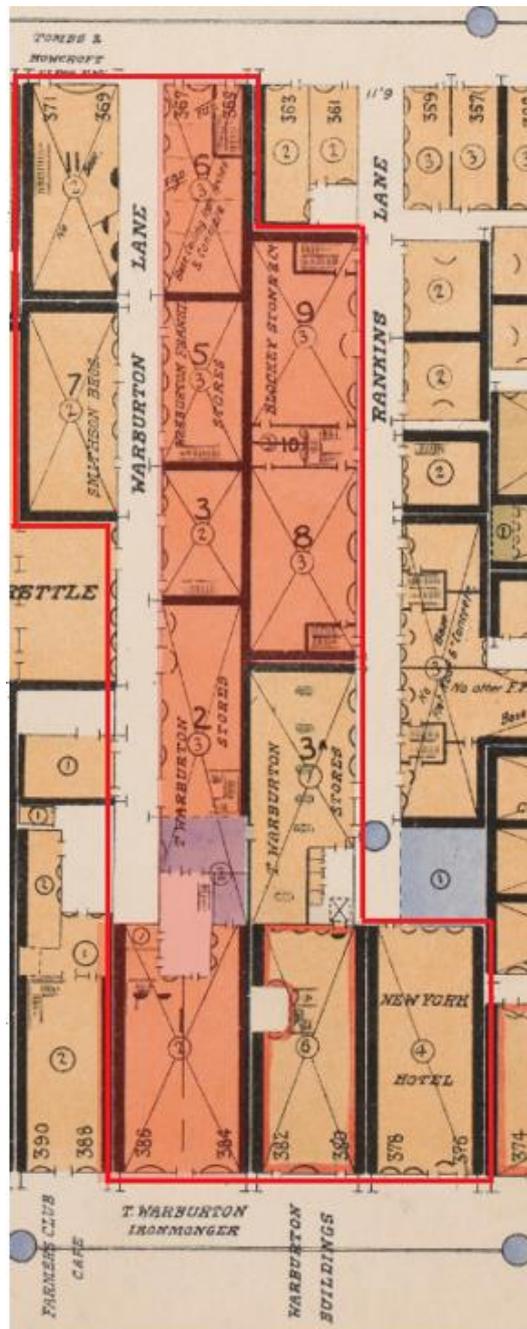


Figure 3. Thomas Warburton's estate comprised more than 11 properties. The subject properties at today's 384-386 Bourke Street, 365-367 Little Collins Street and 2-6 and 8-14 Rankins Lane are shaded in red. (Source: Mahlstedt section 1, map 13, 1925).

In 1965, William Drummond & Co Ltd acquired the property at 384-386 Bourke Street, and between 1966 and 2002 operated jewellery making and retail sales from 384-386 Bourke Street (*Age* 16 March 1966:8; 24 January 1987:140). At this time, major alterations and additions were carried out to the subject building fronting Bourke Street at a total cost of £38,400. The works involved £5000 for the alteration of the shop fronts and £8400 for the installation of a mechanical ventilation system (MBAI

37840, 37841 & 37843). William Drummond & Co was renowned for its fine jewellery, fine china and crystal supplied to a number of well-known clients including royalty, entertainers, politicians, and pastoralists.

365-367 Little Bourke Street currently contains six residential properties, a shop and a food and drink outlet. From 2002, 384-386 Bourke Street has contained various retail outlets in the ground floor shop, and currently houses a business (CoMMaps).

#### *Thomas Warburton & Co Pty Ltd*

Thomas Warburton, mechanical engineer from Altringham, near Manchester, England, and his wife Martha (née Frost), from Derbyshire, arrived in Melbourne in January 1853, at ages 23 and 24. During the first years, Martha supported the household by making tents, which were then in huge demand during the gold rush (Thomas Warburton n.d.).

Once settled in Melbourne, T Warburton entered an unsuccessful and short-lived business in partnership. In 1853, he began a small iron and zinc spouting and guttering works at 11 Little Bourke Street West, which set the foundations of Thomas Warburton Pty Ltd, a wholesale ironmongery business. The company had moved to 384-386 Bourke Street by 1866 and they remained there for 100 years (Thomas Warburton n.d.). A quarter-page advertisement in the 1867 postal directory described his business as 'Galvanised Iron and Zinc Spouting Manufacturer, Importer of Plain and Corrugated Iron, Cast Iron, OG, and Ornamental Gutters, &c'. Warburton began speculating in salvaged goods obtained from wrecks he purchased. He also began trading in the Pacific Islands (Regan 2005).

The business survives today as Thomas Warburton Pty Ltd, owned by the multinational Würth Group. The company is based in Mulgrave, with branches at Sunshine, Kilsyth, Ballarat and Campbellfield (Butler 2011:404).



Figure 4. Thomas (left) and Martha (right) Warburton, and 384-386 Bourke Street after its construction in 1865. (Source: Thomas Warburton n.d.)

#### **SITE DESCRIPTION**

The subject site comprises buildings built for Thomas Warburton, ironmonger, and his company Thomas Warburton Pty Ltd, at 384-386 Bourke Street, 365-367 Little Bourke Street and 2-6 and 8-14 Rankins Lane. The complex of buildings remains as a substantial remnant of the Thomas Warburton enterprise which comprised 11 buildings in the mid-1920s between Bourke and Little Bourke streets at its largest extent. Today's 384-386 Bourke Street comprises two buildings built in 1865 and 1912.

An infill connecting these two buildings was built in 1965. The site adjoins the 1887 building at 365-367 Little Bourke Street. The 1912 warehouses at 2-6 and 8-14 Rankins Lane front Rankins Lane.

#### *384-386 Bourke Street (1865)*

Originally built as a pair of two-storey four-roomed shops with residences above, the building's principal elevation to Bourke Street (Figure 5) is of painted render over loadbearing brickwork with Italianate style decorative elements. At the first-floor level the façade is symmetrical except there is a narrow rectangular pilaster at the eastern end which continues to the parapet level. There is a substantial cornice supported on multiple acanthus leaf brackets with a line of fine dentils below (Figure 6). Above the cornice there is a central low triangular parapet and a short section of horizontal parapet at each end, separated from the central parapet by open balustrades. At the first-floor level there is a minor cornice.

The first-floor level comprises four vertically proportioned window openings with original timber framed double hung windows with a semi-circular arched top and vermiculated keystone. A decorative mould runs around the semi-circular head of each window, connecting with a cornice that connects the spring points of the windows. There is an unusual moulded string course that runs between each pair of windows at the sill level, and a recessed panel of painted render below the sills of the two end windows (see Figure 5).

The ground floor is substantially altered with modern shopfronts. The rustication to the pilaster on the right-hand (or eastern) side is partially intact. New projected signages are installed on the ground- and first-floor level (see Figure 5 and Figure 6).



Figure 5. Bourke Street elevation of 384-386 Bourke Street. Note the unusual moulded string course that runs between each pair of upper-level windows at the sill level. (Source: Context, January 2020)



Figure 6. Close-up view of the refined upper-level detailing including the parapet and open balustrade, cornice supported on acanthus leaf brackets with a line of fine dentils below, and semi-circular arched windows with vermiculated keystone. (Source: Context, January 2020)

#### *365-367 Little Bourke Street (1887)*

365-367 Little Bourke Street, a three-storey warehouse built in 1887 (Figure 7), is a late Victorian period warehouse that has a painted render finish over loadbearing brickwork with Italianate style decorative elements. Constructed during Melbourne's land boom period, this building features more elaborate detailing than the Bourke Street building's frontage.

The building features a symmetrical façade with a flat parapet with a horizontal cornice and dentilation below. At the first- and second-floor level there is a minor cornice. Four bays of windows are provided on the first and second levels. The openings on the second floor are three-centred arched, while round-arched openings are provided on the first-floor level. Timber-framed double-hung sash windows on both upper levels appear original. Rectangular pilasters frame the façade.

The side (east) elevation opens to Warburton Lane. The building comprises two- and three-storey warehouses to the rear, all developed as part of the 1887 expansion. The side elevation has a utilitarian appearance, featuring bichrome face brickwork and rendered cornice on the top edge across the width of the building on this elevation. Original segmental arched window openings are mostly retained. Original openings have splayed edges and cement sills with supporting brackets. Rectangular openings with simple concrete lintels and sills in the mid-level are likely to be later insertions or alterations (Figure 8). Some of the ground-level openings facing Warburton Lane have been altered, with the exceptions being the intact round-arched windows and a wide, centrally placed arched garage door.



Figure 7. Little Bourke Street elevation (left) and Warburton Lane elevation (right) of 365-367 Little Bourke Street. (Source: Context, January 2020)



Figure 8. Side elevation of 365-367 Little Bourke Street fronting Warburton Lane. Later rectangular openings with concrete lintels and sills, and the original window openings with cement sills with brackets and splayed edges on the either side of the later openings. (Source: Context, January 2020)

*Rear of 384-386 Bourke Street & 8-10 Rankins Lane (1912)*

Three of the five three-storey 1912 utilitarian warehouses built for the Thomas Warburton Pty Ltd survive in Warburton Lane (rear of 384-386 Bourke Street, see Figure 9 **Error! Reference source not found.**) and Rankins Lane (nos 2-6 and 8-14, see Figure 10) in 2019. Each warehouse is three-storey, constructed of face brick load-bearing walls. The elevation to Warburton Lane has five bays, separated by plain vertical columns of brickwork that terminate in semi-circular arches at the third level for the middle three bays. The pair in Rankins Lane comprise four bays each, with the two central bays terminating in semi-circular arches. In the middle of the pair, there is a recessed section.

All three examples share similar elements such as a recessed spandrel of brickwork at each floor level connecting the brick columns. The two end bays terminate in brick corbel heads, supported by reinforced concrete lintels, which are also present over each of the large rectangular window openings at the ground and first floor levels. Hoists survive at the third levels and sets of double doors at each level for loading and unloading are also retained.

The Warburton Lane building (Figure 9 **Error! Reference source not found.**) has all of the windows installed with security bars, and altered ground floor openings replaced with brick infill. The ground- and upper-level openings and timber frames and joineries in the Rankins Lane buildings have generally been retained.



Figure 9. The 1912 warehouse fronting Warburton Lane, at the rear of 384-386 Bourke Street (left). Note the upper-level detailing of the Warburton Lane warehouse, including the corbel heads detailing above each end bay, timber loading doors and a hoist (right). (Source: Context, March 2019)



Figure 10. 2-6 and 8-14 Rankins Lane (left) and 8-14 Rankins Lane (right). (Source: Context, January 2020)



Figure 11. Recessed section between 2-6 and 8-14 Rankins Lane. (Source: Context, January 2020)



Figure 12. Example of intact openings and timber doors and windows at 8-14 Rankins Lane. (Source: Context, January 2020)

## INTEGRITY

Both the 1865 building at 384-386 Bourke Street and the 1887 building at 365-367 Little Bourke Street are highly intact above the ground floor with some changes visible to the original or early

elements of the buildings. The Bourke Street building retains its original painted render principal façade with pilaster, cornices, parapet, balustrade and other Victorian Italianate style decorative elements. Similarly, the Little Bourke Street building also retains its original painted render principal façade with pilasters, cornices, flat parapet, and other Victorian Italianate style decorative elements. Both buildings retain the original pattern of openings and timber frame windows above the ground first floor. Shopfronts of both buildings have been altered. On the Warburton Lane elevation, the rectangular openings with concrete lintels are also later additions.

Along Warburton and Rankins lanes, the 1912 warehouses are substantially intact, retaining their original red face brick walls, and original or early elements including the pattern of openings, semi-circular arched bays, recessed spandrels and original warehouse details such as the cat head and double timber loading doors. In the Warburton Lane example, openings at ground level have been infilled with brick.

Overall, apart from the alterations on the ground level and the side elevation, each building is largely intact. As a complex of buildings built over several stages for Thomas Warburton Pty Ltd, the place has a high level of integrity.

### **COMPARATIVE ANALYSIS**

The construction of small-scale shops, warehouses 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. With the economic development led by the manufacturing industry in central Melbourne, some early businesses established extensive complexes or clusters of buildings built to accommodate expanding businesses. Such complexes often expanded gradually, developing new buildings on adjoining or nearby land that became available or on land they already owned but used as yards, as acquisition of single large plots of land was usually not viable in central Melbourne. 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 Thomas Warburton Pty Ltd complex illustrates 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 of a comparable extensive scale include the 1887 former Victoria Bond Stores, 548-558 Little Bourke Street (HO700), which functioned as the rear storerooms and warehouses attached to the main building with a decorative Italianate style façade fronting Lonsdale Street (now demolished). The c1879 former McCracken's City Brewery malt store, 538-542 Little Collins Street (HO1057) is the only surviving building from the city complex of one of Australia's leading breweries of its time, which once had a 61-metre frontage to Collins Street. The former Malcolm Reid & Co buildings at 151-163 Bourke Street and the former John Danks & Son at 393-403 Bourke Street (both recommended as significant in the Hoddle Grid Heritage Review) survive as intact individual buildings which are remnants of much larger complexes of buildings associated with commercial enterprises.

As a complex of buildings formerly associated with a single enterprise, the former Thomas Warburton Pty Ltd complex compares more directly with the following examples on the HO which demonstrate a

similar pattern of development. The below images and descriptions are provided by CoMMaps unless stated otherwise, with images dated c2000 or later.

*Currie & Richards showrooms & warehouses, 473-481 Elizabeth Street (HO1025, Significant in HO1125 Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street)*

The complex consists of a former warehouse, store and retail complex of three buildings (473-481 Elizabeth Street and 'A', 'B' and 'C' warehouses at the rear). The Elizabeth Street shops are a row of four two-storey rendered brick shops. The complex also comprises a basalt-paved courtyard and two brick buildings to the rear with a carriage way entrance from Elizabeth Street. The shops were developed in 1853, with additions dating from 1874, c.1899-1900 and 1908. Currie & Richards, hardware firm, was associated with the buildings from 1869 and through to the mid-twentieth century. The complex was refurbished and subdivided in 1993 with the rear buildings converted to residential apartments (Source: Butler 2011, 222-223).



Figure 13. 471-483 Elizabeth Street (upper), 'A' warehouse (lower left) and 'B' and 'C' warehouses (lower right). (Source: Butler 2011, 222)

*Sniders & Abrahams buildings, 2-20 Drewery Place, 1890 (HO1014, Significant in interim HO1290 Drewery Lane Precinct – recommended in the Hoddle Grid Heritage Review); 268-270 Lonsdale Street, 1903 (Contributory in interim HO1290 Drewery Lane Precinct) & 5-7 Drewery Lane, 1910 (VHR H0802, HO905, HO1014, interim HO1290 Drewery Lane Precinct)*

The Drewery Lane Precinct has a strong association with the cigar and cigarette manufacturing firm Sniders & Abrahams who erected the warehouses at 2-20 Drewery Place designed by Nahum Banet (1890); their administrative building at 268-270 Lonsdale Street designed by Sydney Smith & Ogg (1903); and another warehouse at 5-7 Drewery Lane designed by Hugh Ralston Crawford (1910). By the early 1920's Sniders & Abrahams had left the premises in the 1920s, and the buildings were utilised by a succession of merchants up until the early 1960s.



Figure 14. 2-20 Drewery Place, built in 1890 (left), 268-270 Lonsdale Street (middle) and 5-7 Drewery Lane (right).

*Former Craig, Williamson Pty Ltd complex, 57-67 Little Collins Street, 1912 (rear), 1925 (façade)  
(Recommended as significant in the Hoddle Grid Heritage Review)*

57-67 Little Collins Street, Melbourne, is a manufacturing and warehouse complex of two and three storeys, comprising buildings from 1912 (rear) and 1925 (fronting Little Collins Street) built for Craig, Williamson Pty Ltd, clothing and furniture manufacturers and retailers. The complex also incorporated a Victorian-period caretaker’s house to the rear. By 1929, Craig, Williamson Pty Ltd vacated the premises, and the complex housed the City East Telephone Exchange from the 1930s.

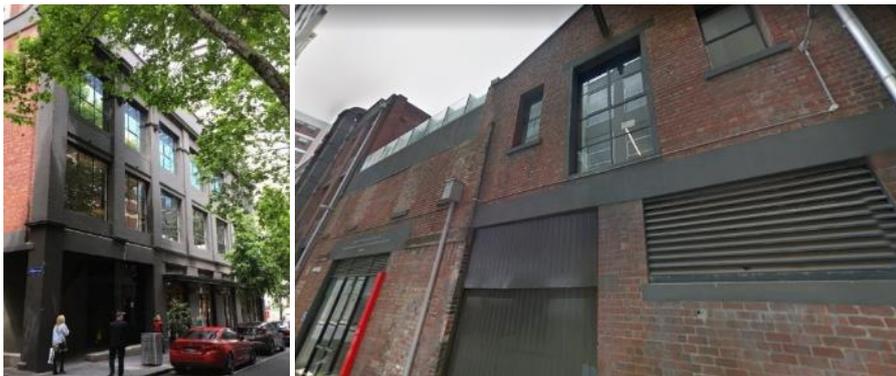


Figure 15. 57-67 Little Collins Street, built in 1925, and the earlier buildings to the rear. (Source: Context, January 2018; Google 2016)

*Gothic Chambers & warehouse, 418-420 Bourke Street, 1890 (HO1005) & 3 Kirks Lane, 1890  
(Recommended for inclusion in HO1005 in the Hoddle Grid Heritage Review)*

The Gothic Chambers and the rear warehouse building were built in 1890 to a design by architect Charles D’Ebro. Built as two separate buildings physically, the buildings shared a small yard at the rear, accessed from Kirks Lane. The warehouse fronting Kirks Lane was used in association with the Gothic Chambers until 1970s.



Figure 16. 418-420 Bourke Street (left) and 3 Kirks Lane, both built in 1890.

As a complex of buildings developed for the same owner, the former Thomas Warburton Pty Ltd complex compares favourably with the above HO-listed examples, as it retains a substantial cluster of buildings which clearly illustrate a historical pattern of development in central Melbourne. As large plots of land were mostly not available in central Melbourne, the development of complexes of buildings over time on adjoining or nearby land to accommodate an expanding enterprise was not uncommon. The pattern of development continued into the interwar period, after which many old, established manufacturing companies vacated their city buildings for larger premises outside the city.

Like the examples above, the former Thomas Warburton Pty Ltd complex comprises a range of building types (shops and residences and warehouses) built over time. The two-storey shops and residences with a main street frontage (Bourke Street) have slightly ornate rendered façades, whereas the warehousing facilities fronting laneways have plainer face brick finishes. This is typical of the other HO examples.

Although some of the buildings developed for Thomas Warburton Pty Ltd at this site have been lost, the complex has high integrity as a substantial collection of buildings that provide tangible evidence of an important pattern of development in central Melbourne.

#### *Individual buildings in the former Thomas Warburton Pty Ltd complex*

384-386 Bourke Street is a substantially intact example of what was originally a pair of modest two-storey shops and residences constructed in the pre-boom period in 1865-66. Completed in 1887 during the boom period for the same owner, 365-367 Little Bourke Street represents the later tendency towards more excessive and elaborate Italianate style detailing. Both the Bourke Street and Little Bourke Street buildings, in terms of scale, are comparable low scale shop and warehouse buildings constructed in the latter half of the nineteenth century, when the Italianate styling was a favoured style of choice for local architects and builders.

The following examples are comparable with different buildings that comprise the former Thomas Warburton complex at 384-386 Bourke Street and/or 365-367 Little Bourke Street, being of a similar scale, style, construction date and/or use. The below images and descriptions are provided by CoMMaps unless stated otherwise, with images dated c2000 or later.

*66-70 Bourke Street, 1860 (HO534, Significant in HO500 Bourke Hill Precinct)*

66-70 Bourke Street is a row of three two-storey rendered shops. Numbers 66 and 70 are significant in HO500. All three buildings have altered ground level.



Figure 17. 66-70 Bourke Street, built in 1860.

*Bourke Street East Post Office, 35-37 Bourke Street, 1872 (HO527, HO500 Bourke Hill Precinct)*

35 Bourke Street is a two-storey rendered brick shop, built 1872.



Figure 18. 35-37 Bourke Street built in 1872.

*582-584 Little Collins Street, 1873 (Interim HO1279 – Recommended as significant in the Hoddle Grid Heritage Review)*

This two-storey commercial building was erected by businessman, colonial magistrate and St Kilda councillor William Welshman in 1873. Designed by prominent architects Crouch & Wilson, the building retains much of the high-quality detailing to its front façade.



Figure 19. 582-584 Little Collins Street, built in 1873.

*Former Gordon Building, 384-386 Flinders Lane, 1885 & 1888 (Interim HO1271 – Recommended as significant in the Hoddle Grid Heritage Review)*

Also designed by architect Frederick Williams, 384-386 Flinders Lane was built as office accommodation. The distinctive four-storey (plus basement) office building was originally built as two-storeys (plus basement) in 1885, with an additional two-storeys built several years later in 1888. The cohesive arrangement of elements such as arched windows openings, moulded cornices and parapet detailing results in an integrated Italianate façade.



Figure 20. 384-386 Flinders Lane, constructed 1885 and 1888. (Source: Context 2017)

*239 Lonsdale Street (HO507)*

A three-storey late Victorian building possibly constructed as one of a pair. Retail at ground level. Paired windows on each level, with intact 'Italianate' styling to the upper façade.



Figure 21. 239 Lonsdale Street, unknown build date. (Source: CoMMaps)

*Former Wilson's shop & residence, 299 Elizabeth Street, 1885 (HO1017)*

A three-storey rendered brick shop and former residence. Designed in the Italian Renaissance Revival style and built for Charles Wilson in 1885.



Figure 22. 299 Elizabeth Street, constructed 1885. (Source: CoMMaps)

The two-storey building at 384-386 Bourke Street is a largely intact example of a modestly scaled mid-Victorian-period pair of shops and residences. Demonstrating a refined design in its Italianate style features derived from classical architecture, the building is closely comparable with a number of other HO listed mid-Victorian examples, near the eastern end of Bourke Street. Comparable examples include 51-53 Bourke Street (1860s), 66-70 Bourke Street (1860) and the Bourke Street East Post Office at 35-37 Bourke Street (1872). 31-35 Bourke Street and 66-70 Bourke Street have a similar level of intactness when compared with the subject building in Bourke Street. The Bourke Street building is also comparable to slightly later pre-boom period examples such as 582-584 Little Collins Street and 359-363 Lonsdale Street (recommended as significant in the Hoddle Grid Heritage Review).

The three-storey building at 365-367 Little Bourke Street is a largely intact example of a narrow-fronted late Victorian-period pair of shops with annexed warehouses to the rear. Architecturally, the Little Bourke Street building compares favourably with the HO-listed examples above. Having three or more floor levels and a narrow street frontage, 299 Elizabeth Street, 239 Lonsdale Street and 384-386 Flinders Lane exhibit similar stylistic elements that were popular in the mid- to late Victorian period. Like the Little Bourke Street building of interest, both 299 Elizabeth Street and 239 Lonsdale Street have been altered at ground-level. The design of 365-367 Little Bourke Street represents the shift to more excessively ornamented Italianate style designs over the less ornate variations of earlier decades. This change of taste, influenced by the economic prosperity of the time, was expressed through a building's features such as alternating window shapes on each floor level and more diverse use of classical motifs.

Similar to 365-367 Little Bourke Street, the warehouses in Warburton and Rankins lanes feature fine attention to details, observed in the quoining-like bichrome brick work and splayed edges around openings, for example. Built in the rear service laneways as part of a large hardware manufacturing, wholesaling and retailing complex, the 1912 three-storey face brick warehouses are substantially intact as a group of utilitarian Federation period warehouse buildings that exhibit influences of Neo Romanesque style architecture.

Overall, architecturally, the subject buildings that were part of the Thomas Warburton complex are relatively intact examples of their respective time periods and type.

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> 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><b>CRITERION H</b> 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 extension to HO1052, 365-367 Little Bourke Street, Melbourne.

Amend HO1052 (365-367 Little Bourke Street, Melbourne) to reflect the following changes:

- Apply HO1052 (365-367 Little Bourke Street, Melbourne) to the former Thomas Warburton complex of buildings at 384-386 Bourke Street, and the 1912 warehouses in 2-6 and 8-14 Rankins Lane, Melbourne.
- Change the entry in the Schedule to the Heritage Overlay to 'Former Thomas Warburton Pty Ltd complex, 365-367 Little Bourke Street, 384-386 Bourke Street and 2-6 and 8-14 Rankins Lane, Melbourne'.
- Amend the map for HO1052 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
TO BE 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

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**Central Activities District  
Conservation Study 1985**

C (384-386 Bourke Street)  
C (365-367 Little Bourke Street)  
C (2-4 & 6-8 Rankins Lane)

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**Central City Heritage  
Review 1993**

C (384-386 Bourke Street)  
C (365-367 Little Bourke Street)  
C (2-4 & 6-8 Rankins Lane)

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

Ungraded (384-386 Bourke Street)  
C (365-367 Little Bourke Street)  
Ungraded (2-4 & 6-8 Rankins Lane)

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**Central City Heritage  
Review 2011**

Ungraded (384-386 Bourke Street)  
C (365-367 Little Bourke Street)  
Ungraded (2-4 & 6-8 Rankins Lane)

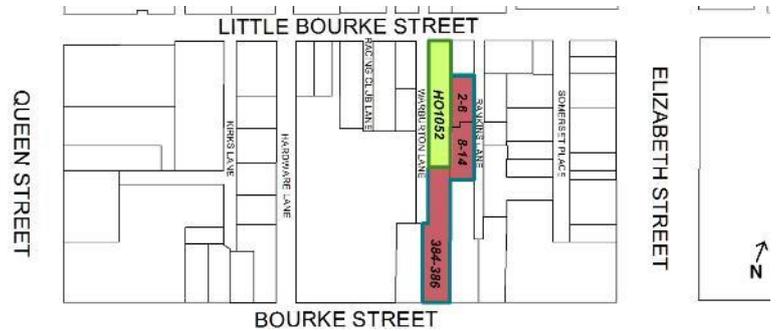
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## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Former Thomas Warburton Pty Ltd complex



**PS ref no:** HO1052



### What is significant?

384-386 Bourke Street, 365-367 Little Bourke Street and 2-6 and 8-14 Rankins Lane, Melbourne, the former Thomas Warburton Pty Ltd complex comprising buildings constructed over stages in 1865, 1887 and 1912.

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

- original two-storey form and scale, original loadbearing brick walls finished with painted render, and pattern of openings on the upper level, as well as the Italianate style decorative details including

pilaster, cornices, parapet with open balustrade, central pediment and key stones (384-386 Bourke Street);

- original three-storey form and scale incorporating rear warehouses, original loadbearing brick walls finished with painted render (street frontage), original loadbearing face brick walls with bichrome detailing (along Warburton Lane), pattern of openings on the upper level façade, pattern of openings on the Warburton Lane elevation including the cement sills with brackets and splayed edges (except for the altered ground level openings and rectangular upper level openings) as well as the Italianate style decorative details including pilasters, cornices, flat parapet with dentilation below, alternated windows shapes with rendered surrounds and key stones (365-375 Little Bourke Street); and
- original three-storey form and scale, original loadbearing face brick walls, and patterns of openings on the upper level, bays divided by plain pilasters and terminated with semi-circular arches, recessed spandrels, corbel heads, reinforced concrete lintels, and other original or early details such as hoists, any original timber or steel window frames and sets of double doors including those on the loading doors (rear of 384-386 Bourke Street in Warburton Lane, and 2-6 and 8-14 Rankins Lane).

Later changes, including alterations to the ground-level shopfronts (384-386 Bourke Street and 365-367 Little Bourke Street), new projected signages (384-386 Bourke Street), and infill of ground-level openings (rear of 384-386 Bourke Street), are not significant.

#### **How it is significant?**

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The complex of buildings at 384-386 Bourke Street, 365-367 Little Bourke Street and 2-6 and 8-14 Rankins Lane, Melbourne, is of local historic and representative significance to the City of Melbourne.

#### **Why it is significant?**

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The complex of buildings at 384-386 Bourke Street, 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane, constructed over stages in 1865, 1887 and 1912 by Thomas Warburton Pty Ltd is historically significant. Developed and owned by a single company, the group of adjoining buildings provide important tangible evidence of the evolution of a prominent business in this area of central Melbourne that was known for horse bazaars, ironmongery and hardware merchants from the 1840s. A notable ironmonger and hardware supplier, Thomas Warburton established his business at 384-386 Bourke Street in 1865, buying a block running through to Little Bourke Street, on which the Warburton family gradually developed their business and other warehouses creating an extensive complex that comprised 11 buildings by the mid-1920s. Thomas Warburton Pty Ltd was directly associated with the site for more than 100 years. Thomas Warburton Pty Ltd was one of the key manufacturing and wholesaling businesses that once thrived in the immediate area. The company survives today as Thomas Warburton Pty Ltd, owned by the multinational Wurth Group. (Criterion A)

The former Thomas Warburton Pty Ltd complex is significant as a representative example of a building complex associated with manufacturing and wholesaling, which was once common in central Melbourne but is now unusual. Developed for the same owner, the complex retains a substantial cluster of buildings that are reflective of their respective types (shops with residences above, storage and warehouses) and time periods (mid- and late Victorian and Federation/Edwardian periods). The design aesthetics of each respective time period is reflected in the designs of each building in the complex. The 1865 building at

384-386 Bourke Street is an early example of Italianate style shop and residence building in central Melbourne. Sharing similar stylistic elements, the design of 365-367 Little Bourke Street represents a shift in preference towards highly ornamented designs over the more plainly decorated variations of the earlier decades. The rear three-storey warehouses fronting Warburton and Rankins lanes are representative of Federation-era face red brick warehouses with utilitarian characteristics. Overall, the former Thomas Warburton Pty Ltd complex is highly important as a collection of substantially intact buildings that provide tangible evidence of an important pattern of development in central Melbourne. (Criterion D)

**Primary source**

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